

1368 - 1398 WEST BROADWAY

REZONING APPLICATION
JULY 2025

RE-ISSUED APRIL 2026

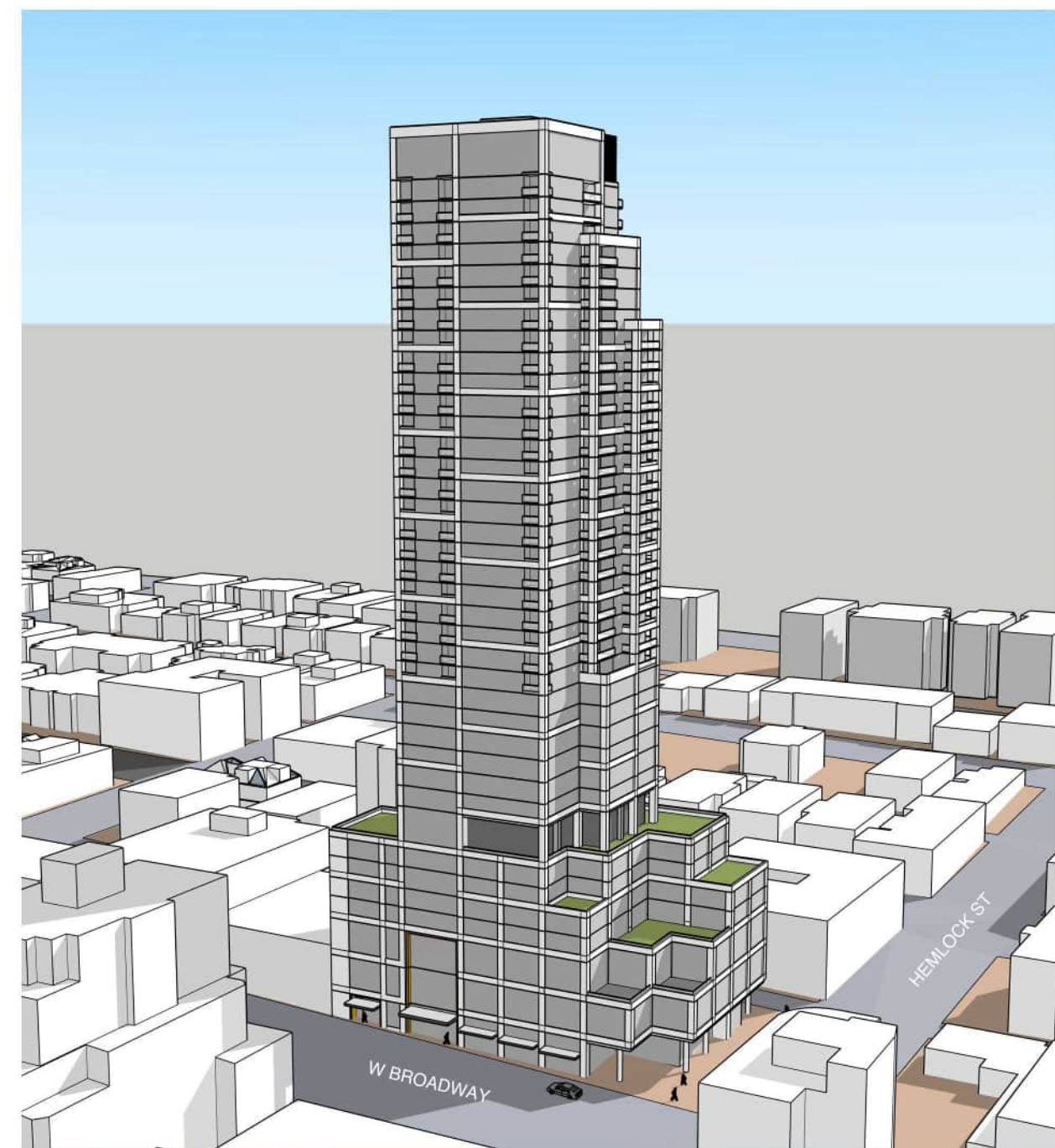


TABLE OF CONTENTS

A0.0	SITE & CONTEXT
A0.1	BROADWAY PLAN POLICY
A0.2	CONTEXT PHOTOS
A0.3	CONTEXT PHOTOS
A0.4	REZONING & DESIGN RATIONALE
A0.5	MASSING DIAGRAMS
A0.6	VARIANCE FROM BROADWAY PLAN
A0.7	SITE CONSTRAINTS
A0.8	LAND DEDICATION & SETBACKS
A0.9	TOWER SEPARATION DIAGRAM
A1.0	SITE PLAN
A1.1	PROJECT DATA
A1.2	STREETSCAPES
A1.3	PERSEPCTIVES
A1.4	PERSPECTIVES
A1.5	SHADOW DIAGRAMS
A3.0 - A3.15	ARCHITECTURAL FLOOR PLANS
A4.0 - A4.1	BUILDING ELEVATIONS
A5.0	BUILDING SECTIONS
L0.0 - L4.05	LANDSCAPE DESIGN DRAWINGS
FSR-1 - FSR 11	FSR OVERLAYS

SITE & CONTEXT

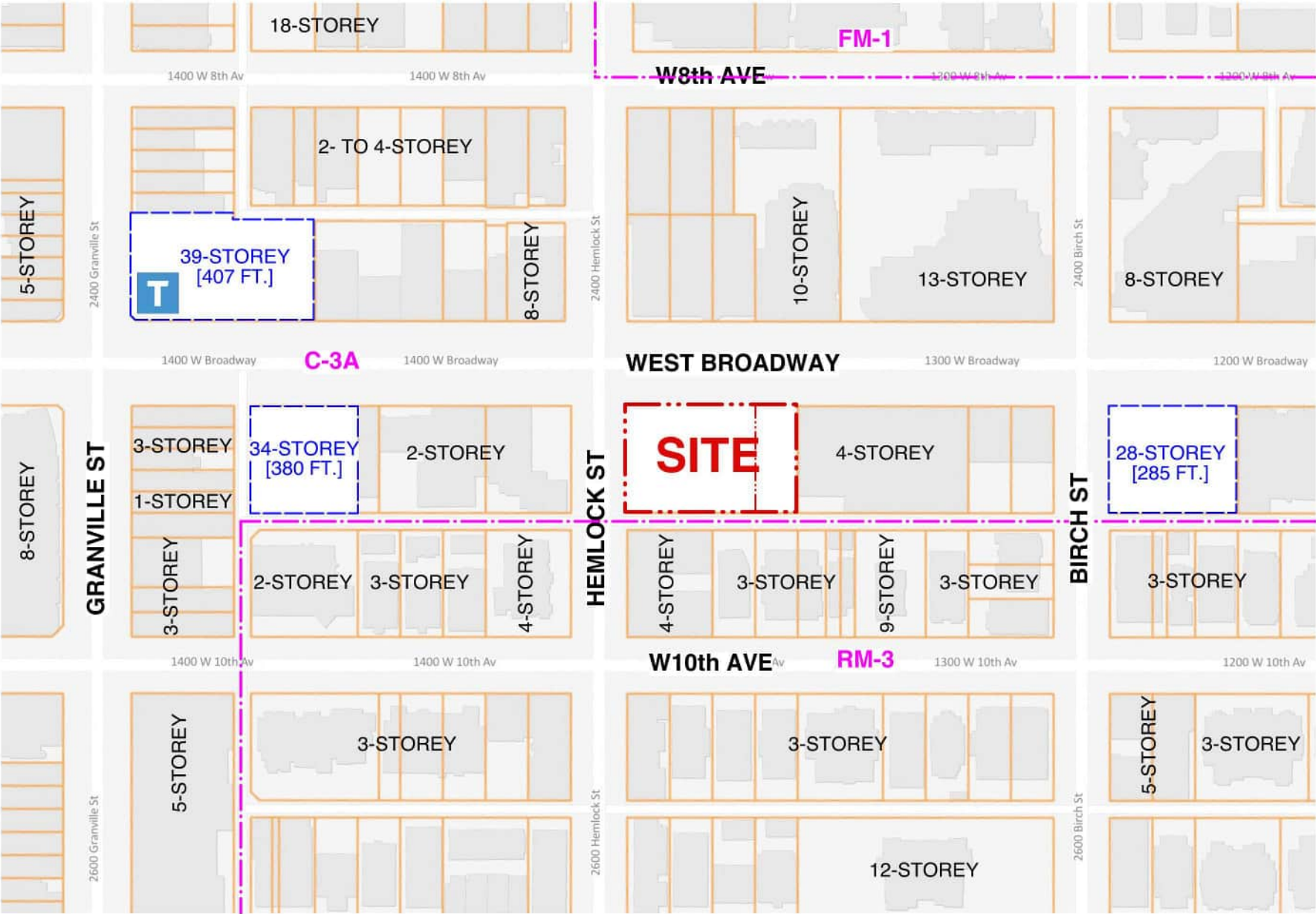
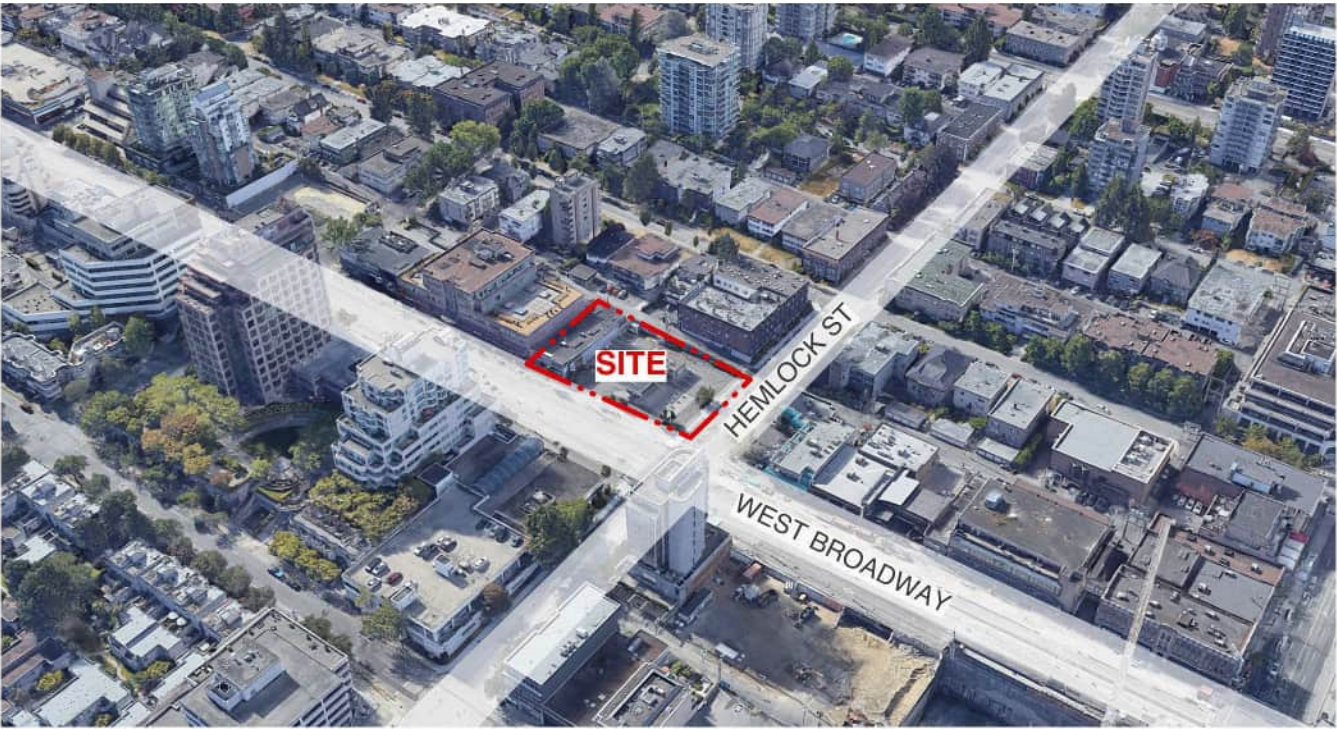
The project site is located at the southeast corner of West Broadway and Hemlock Street within the Fairview neighbourhood in an area designated “Broadway Shoulder Area West (FBSA)” in the Broadway Plan. The site is currently zoned C-3A and is vacant, with a decommissioned gas station and 1-storey commercial structure. No existing residential uses are on site.

The site has a significant crossfall, with the rear lane at a higher grade elevation than Broadway. The southeast corner of the site is approximately 4m [13 ft.] higher than the northwest corner (Broadway & Hemlock intersection). The lane also has a significant slope up from the Hemlock side, with an average 8.6% gradient for the first 18m [60 ft.].

The site’s context has a variety of older commercial-office buildings along the Broadway corridor, with heights ranging from 2- to 13-storeys. Newer buildings north of the site are primarily strata residential with retail/service at grade. South and east of the site across the rear lane is a RM-3 Zone with predominantly older 3-storey multi-family residential buildings. The future Broadway Subway South Granville Station as well as the South Granville shopping district is one block west at Granville Street. While West Broadway is a major east-west connector, Hemlock Street is also a major arterial link north to Downtown via its on-ramp connection onto Granville Bridge. Being at the intersection of two major streets makes this a prominent corner site.

Several major new developments within the immediate vicinity has recently completed, are under construction, or are being proposed. These include:

- 39-Storey [407 ft.] mixed commercial-secured rental housing at West Broadway & Granville (under construction concurrently with the future subway and station);
- 18-storey secured rental housing at 1495 W8th Avenue (Masonic Centre);
- 34-storey [380 ft.] mixed commercial-secured rental housing at 1470 West Broadway (Rezoning Application under review); and
- 28-storey [285 ft.] mixed commercial-office-secured rental housing at West Broadway & Birch St. (under construction).



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1	07/28/2025 ISSUED FOR REZONING
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PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

SITE & CONTEXT

JOB NO.	18-05
DRAWN	KT
DATE	08 APR 2026
SCALE	
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BROADWAY
PLAN POLICY

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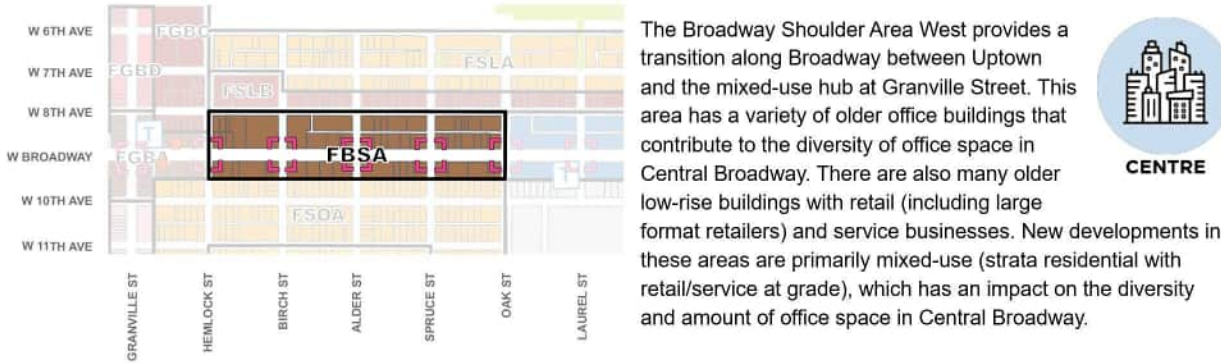
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APPLICABLE POLICY & GUIDELINES

- Broadway Plan (2022, amended 2025);
- High-Density Housing for Families with Children Guidelines (1992);
- Family Room: Housing Mix Policy for Rezoning Projects (2016);
- Green Buildings Policy for Rezoning (2010, amended 2024);
- Community Amenity Contributions Policy for Rezoning (1999, amended 2024);
- Development Cost Levy By-law (2008, amended 2024); and
- Development Cost Levies Information Bulletin (2018, amended 2025).

Broadway Shoulder Area West



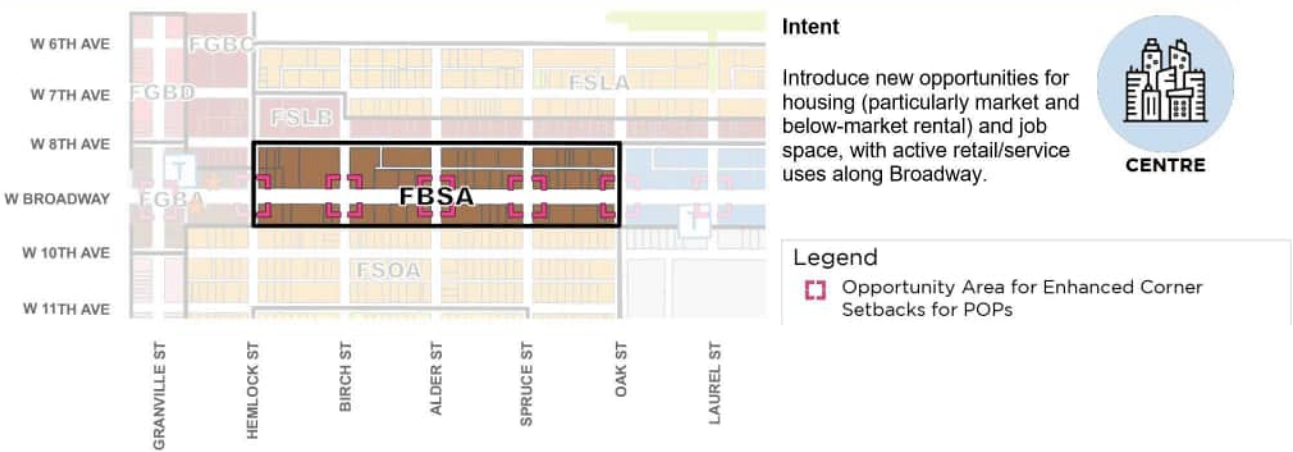
Overall Intent

Strengthen the Broadway Shoulder Area West as a vibrant place to live, work and play by providing additional opportunities for housing (particularly secured rental housing), job space and amenities, as well as an enhanced Broadway streetscape.

The Big Moves

- » Vibrant place to live, work and play with a mix of new housing, job space and amenities.
- » Maintain street-end views of the downtown and North Shore Mountains.
- » Continuous active ground floor retail/service uses (e.g. shops, cafés/restaurants) along Broadway with places to gather, particularly at key intersections.

9.17 Broadway Shoulder Area West FBSA



9.17.1 FBSA Policy Summary Table

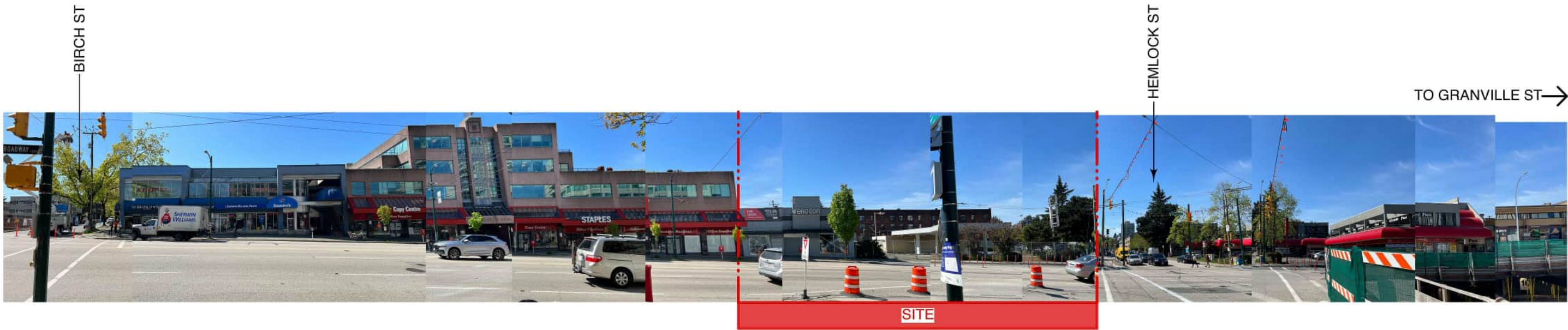
Policy Area	Broadway Shoulder Area West				FBSA
Uses	Retail/service, office, residential				
Option/Tenure	Secured market and below-market rental housing	Secured market rental housing	Office/hotel* development	Strata ownership housing	
Max Height	30 storeys	30 storeys	24 storeys	20 storeys	
Max Density	10.0 FSR	8.5 FSR	9.0 FSR	5.5 FSR	
Min Frontage	45.7 m (150 ft.)				
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • A minimum of two levels of non-residential uses (job space) is required. For sites along Broadway, this is inclusive of the active ground floor retail/service uses required per 9.17.2.				• A minimum of two levels of non-residential uses (job space) is required. For sites along Broadway, this is inclusive of the active ground floor retail/service uses required per 9.17.2. • Development should contribute towards community amenities.
	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.				

Additional Policies

- 9.17.2 Require continuous active ground floor retail/service uses along Broadway.
- 9.17.3 Development on larger sites where two or more towers can be accommodated can include a mix of non-residential and residential uses and/or housing tenures (minimum job space component required). The height and density for each tower component would be equivalent to that indicated for a given option/tenure.
- 9.17.4 Encourage provision of on-site public open space (i.e. larger POPS or enhanced corner setbacks) at locations indicated on the FBSA key map (see Public Realm Framework Chapter 15 for more details).
- 9.17.5 Mixed-use hotel projects with a residential component will be considered, generally up to the maximum building height for the policy area. Overall density will be determined by urban design performance. Where strata residential housing is included, the strata residential component of the building should generally not exceed the maximum density for a 100% strata residential project allowed in this policy area. Hotel and supporting commercial uses will count toward non-residential (job space) requirements. Projects will be required to demonstrate a viable and substantive hotel component (a minimum of approximately 3.0 FSR or 200 rooms).



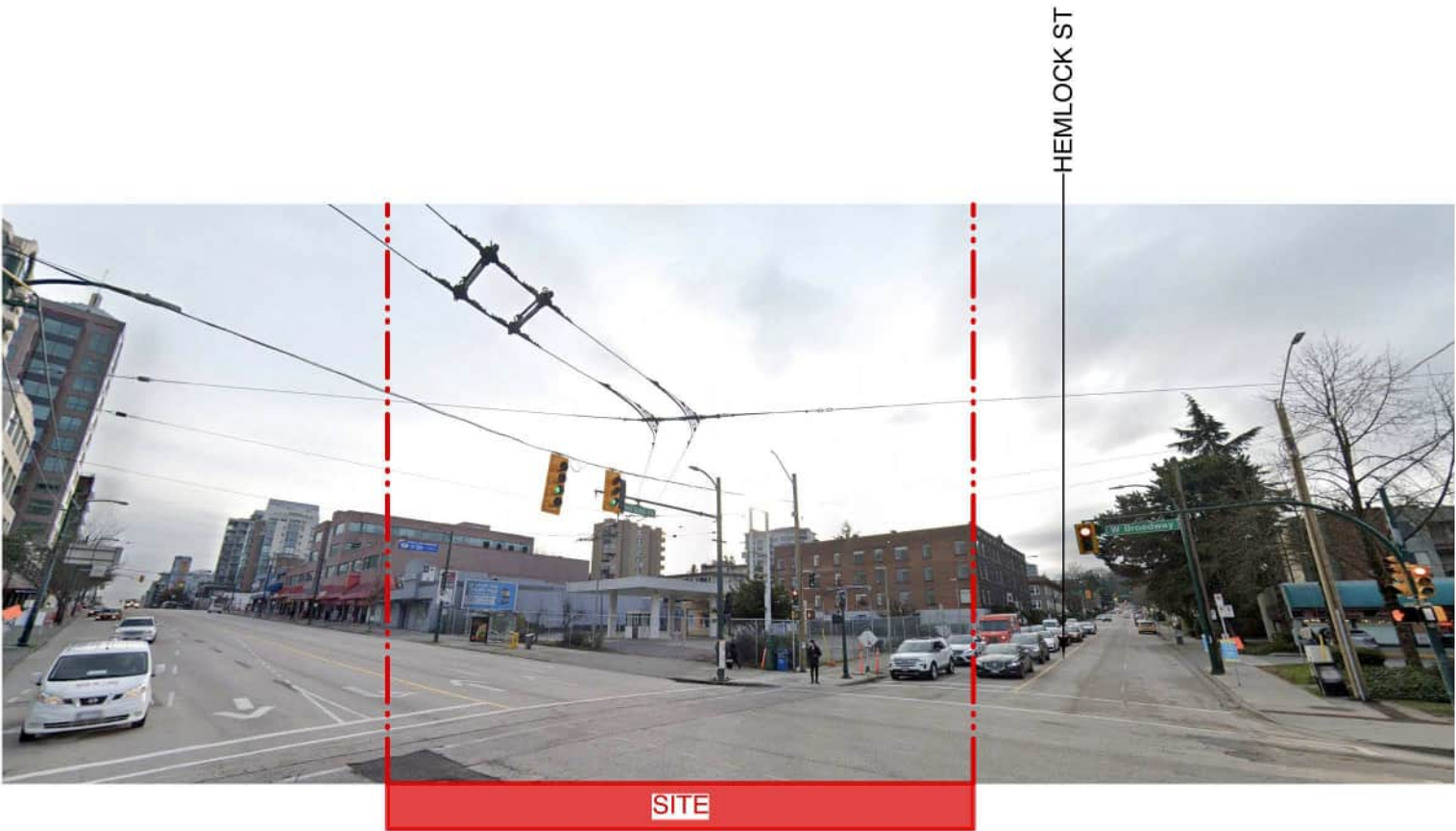
HEMLOCK ST - EAST SIDE STREETSCAPE



WEST BROADWAY - SOUTH SIDE STREETSCAPE

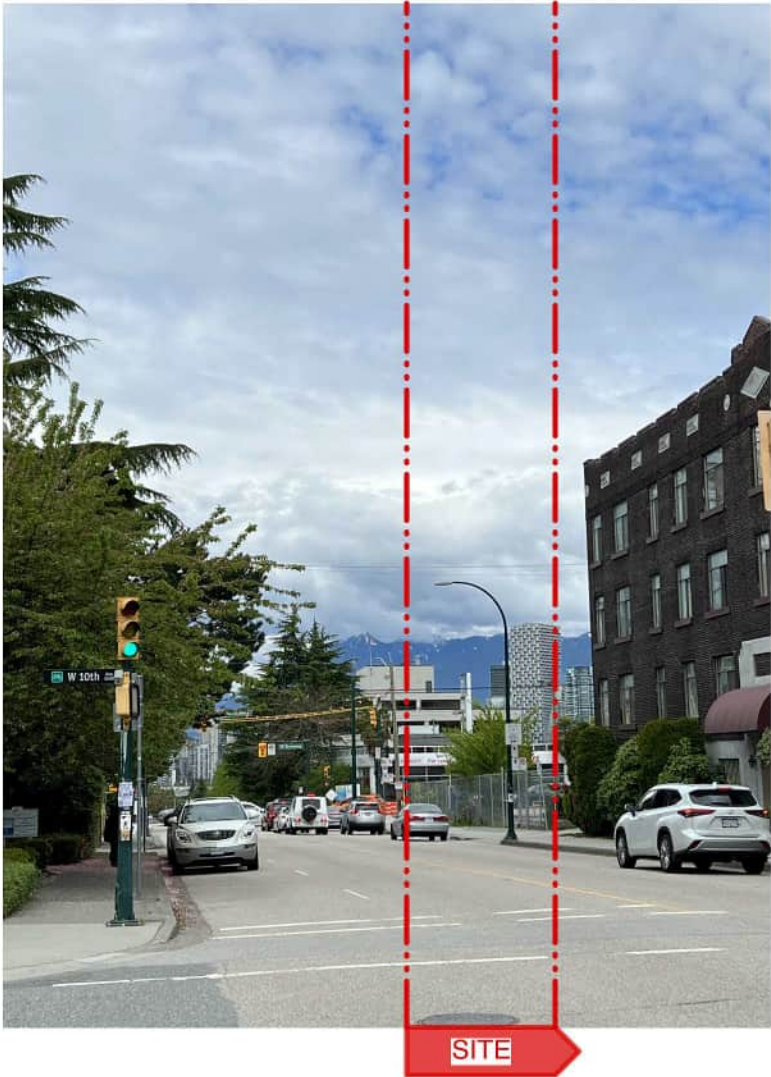


WEST BROADWAY - SOUTH SIDE STREETSCAPE



SITE FROM NORTHWEST

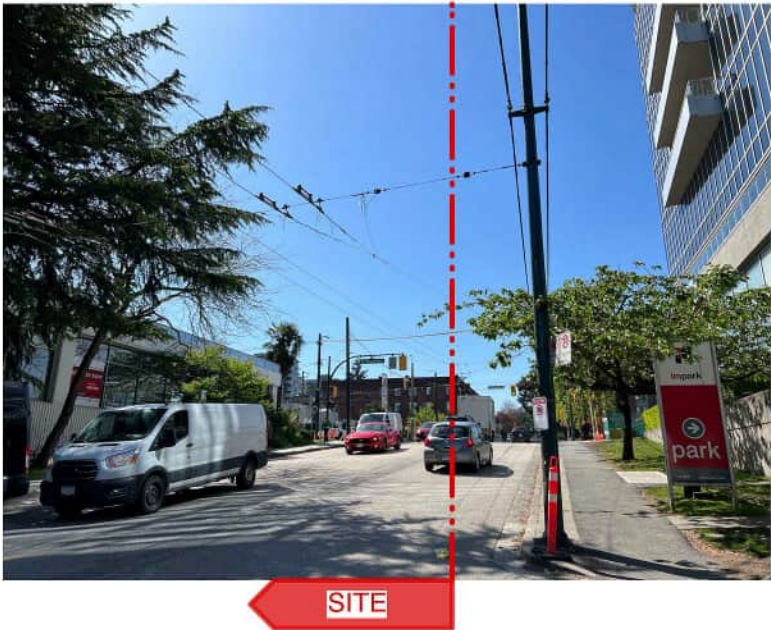
TO GRANVILLE ST



HEMLOCK ST LOOKING NORTH



NORTH SIDE OF WEST BROADWAY



HEMLOCK ST LOOKING SOUTH

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CONTEXT PHOTOS

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REZONING & DESIGN RATIONALE

The proposal seeks to rezone the site from C-3A to CD-1 to permit the development of a 38-storey mixed hotel-residential building. The proposal includes a 12,000 SF Seniors Centre within the building. This mix of uses is consistent with the FBSA Area Intent to introduce new opportunities for housing, job space creation, and active retail/service uses along Broadway. Introduction of a hotel use helps address the City's hotel room shortage as identified in a recent study by Destination Vancouver. Provision of a seniors centre onsite helps meet current and future neighborhood demographic demands.

Based on FBSA Policy Section 9.17.5, mixed-use hotel proposals with a residential component will be considered, generally up to the maximum height for the policy area (30 storeys in FBSA Area). Overall density is to be determined by urban design performance, with strata residential density generally not to exceed the maximum density allowable for a 100% strata residential project (5.5 FSR in FBSA Area).

The development proposes a 7-storey podium with a 31-storey tower above. The podium consists of hotel uses, a seniors centre, and 4 levels of hotel rooms. An additional 6 levels of hotel rooms are located within the tower, providing a combined total of 257 rooms. The remaining 24 levels within the tower consists of 197-unit strata ownership housing. Indoor and outdoor residential amenity spaces are located on the 8th floor/podium roof.

The Senior Centre (in-kind as part of negotiated CAC) is located on the third floor of the podium. The centre has a dedicated main entrance from Broadway with it's own elevator access. A secondary access is provided from the rear lane, with a dedicated passenger space (for HandyDart) and it's own lobby & elevator access.

The building's proposed net floor area is 31,020 SM [333,901 SF] for a Floor Space Ratio of 13.36. The density breakdown is 5.83 FSR for Hotel, 0.47 FSR for Seniors Centre, and 7.06 FSR for Residential. As the hotel component represents a substantial portion of the overall density, an increase in strata residential density (from 5.5 FSR to 7.06 FSR) is proposed for project economic viability. The inclusion of the in-kind seniors centre also supports consideration of this nominal increase.

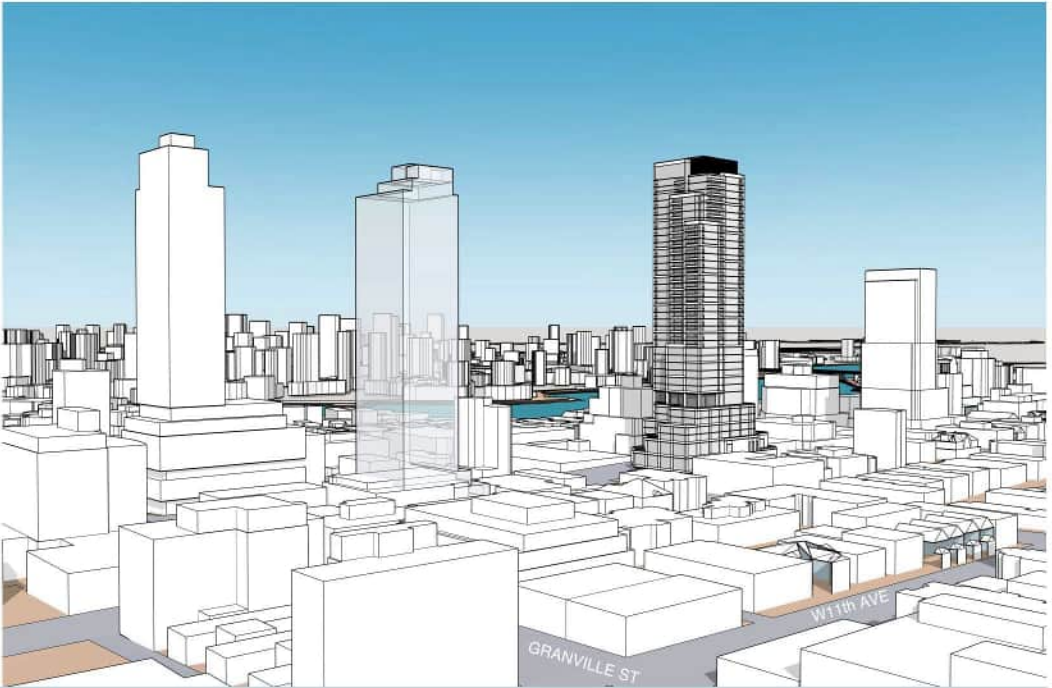
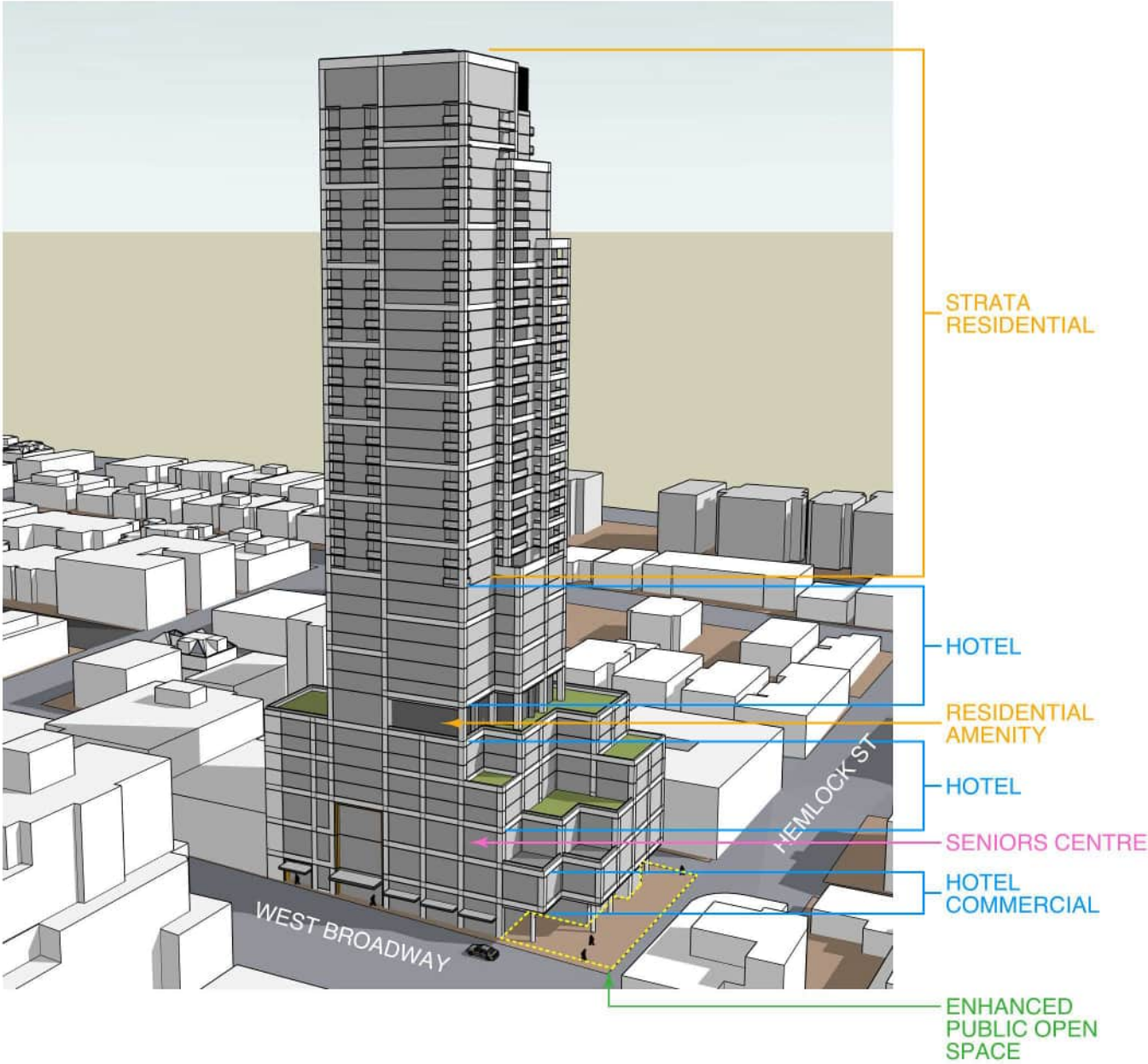
The proposed 38-storey height, an increase from the 30-storey Plan policy, is facilitated by the proposal's larger public space (POPS) design at-grade. The Plan's Built Form guidelines allow consideration for increased building height where such height helps achieve better urban design outcomes. From an urban design perspective, the larger POPS contribute to the Plan's objective of reinforcing Broadway as a Great Street. Moreover, the proposed height is complementary with heights of recent developments within the immediate vicinity, serving as a transition along the Broadway skyline east away from the 39-storey tower at the corner of Broadway and Granville Street.

Along Broadway, no setback is proposed as the minimum 5.5m (18 ft.) dimension from back of existing curb already exists. Along Hemlock, a 2.14m (7 ft.) dedication is given, with the building face an additional 2.4m (7'-10") beyond for a total of setback of 2.54m (14'-10") from the existing property line. A 2.9m (9.5 ft.) Engineering SRW is provided at grade. Enhanced setbacks are provided at the northwest corner to create a large onsite Privately-Owned Public Space (POPS). With southern and western sun exposures, the corner plaza and enhanced setbacks along Hemlock will allow opportunities for active indoor-outdoor connections while maintaining views north. A 0.9m (3 ft.) setback is provided along the rear lane, increasing to 3.0m (10 ft.) above the second floor.

With the rear lane grade elevation 3.95 m [13 ft.] higher than the Broadway frontage together with a lane gradient of 8.6% for the first 18m [60 ft.] from Hemlock, the site topography has significant impacts on the design of vehicle access points along the lane.

A vehicle lay-by is proposed on Hemlock to serve as passenger zone for hotel drop-off and pickup. Additional passenger spaces are located at the rear lane and on level P1. A dedicated passenger space (HandyDart) is provided for the senior centre and is accessed from the lane. Access to off-street parking, loading, garbage & recycling collection will be from the lane. Five levels of underground parking providing 253 parking spaces (93 Hotel & Seniors Centre / 160 Residential) are proposed. All off-street residential bicycle spaces are located on level P5 and accessed via a dedicated elevator.

The development will be designed and constructed to comply with the Low Emissions Green Buildings requirements of the Green Buildings Policy for Rezoning. Sustainable performance of the building will be confirmed via energy modeling and a Zero Emissions Building Plan. Embodied carbon and refrigerant emissions for the building will be calculated and reported. Airtightness testing and enhanced commissioning of mechanical & electrical systems will be conducted during construction. A Green and Resilient Building Measures Package is included in this application.



AERIAL VIEW TOWARDS DOWNTOWN

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REZONING & DESIGN RATIONALE

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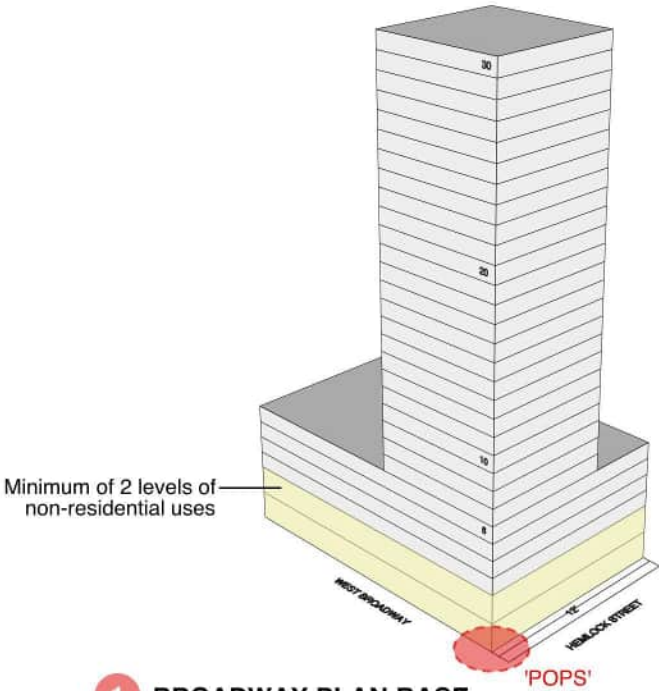
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MASSING
DIAGRAMS

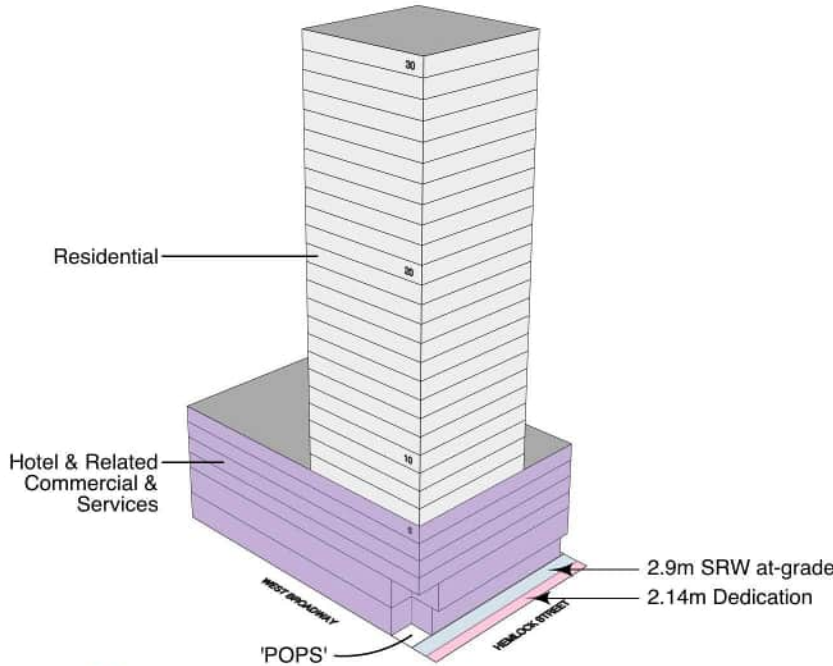
MASSING RATIONALE

Instead of siting the tower at the prominent street corner, the tower is placed towards the east away from the corner as well as Hemlock. A terraced massing strategy is used to step the podium building form down to the corner. This greatly enhances the openness and daylighting for the corner open space. The terraced form not only draws attention to the corner, but also allows upper floors to have private roof patios while also being engaged with street-level activities.

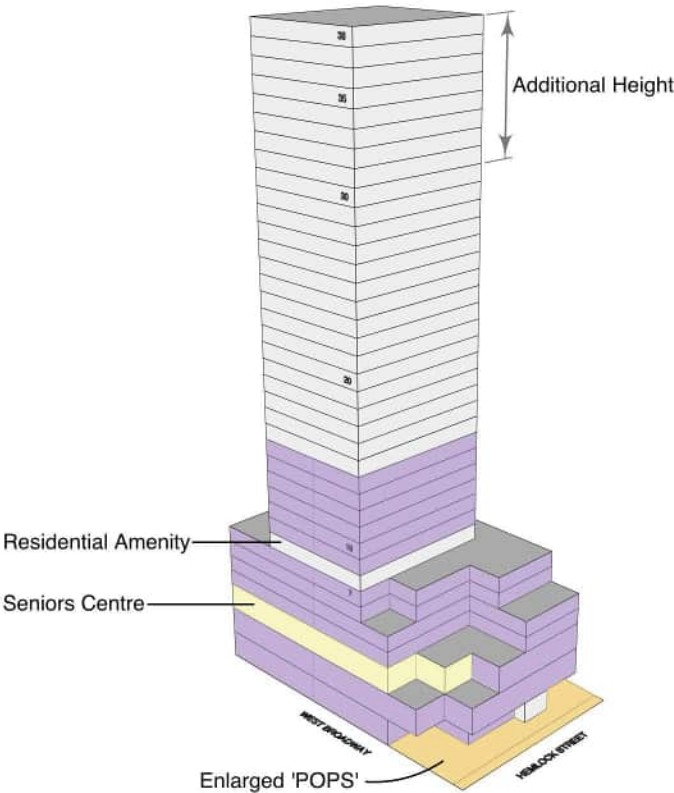
The stepped massing strategy extends to the top of the tower. Instead of a straightforward vertical extrusion, the tower is articulated as slender, interlocking forms of varying heights. The tallest form faces north & east towards Downtown, acknowledging it's taller and denser setting. The tower then steps down towards the south and west to address the lower, less dense parts of nearby residential neighbourhoods.



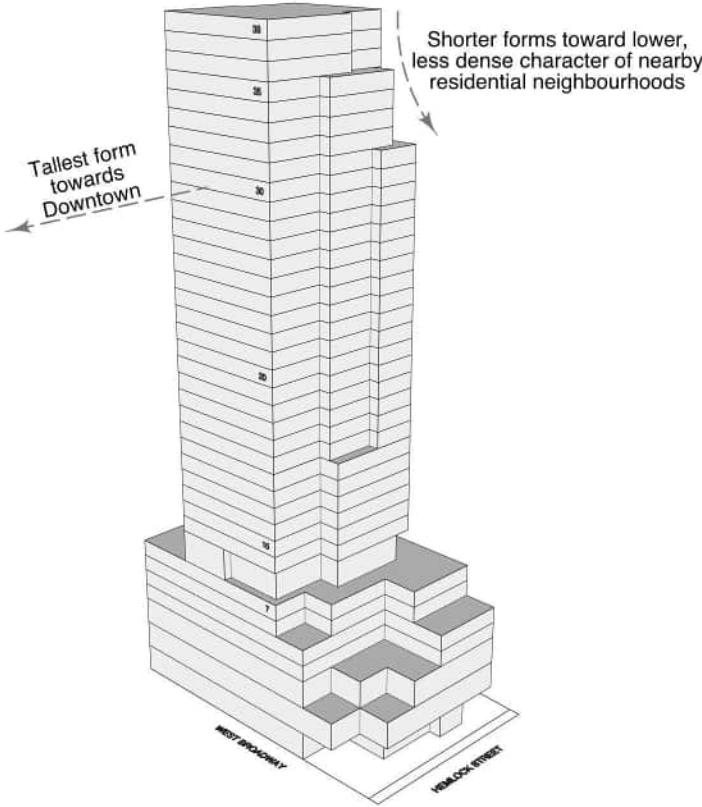
- 1 **BROADWAY PLAN BASE**
- 30 storeys; 10 FSR
 - Minimum 2 levels of non-residential uses [job space]
 - 6-storey podium
 - 12 ft. setback on corner site
 - Opportunity for Privately-Owned Public Space ['POPS']



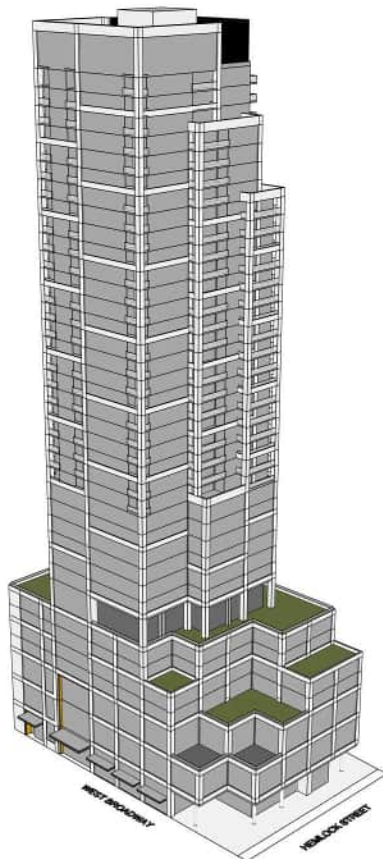
- 2 • Mix of Uses: Hotel + Residential
- 2.13m [7'-0"] Dedication along Hemlock
 - 2.9m [9'-6"] Engineering SRW at-grade
 - Setback at corner for 'POPS'



- 3 • Shift tower location east to relieve and open up corner
- Enlarge POPS at corner, extending along Hemlock thus supporting additional building height
 - Step podium massing at corner
 - Provide Seniors Centre on level 3
 - Refine distribution of Uses for project economic viability



- 4 **REFINE TOWER USING STEPPED MASSING**
- Slender, interlocking stepped forms to reduce perceived bulk of tower
 - Tallest form facing north towards Downtown
 - Shorter forms facing south and east



- 5 **PROPOSED BUILT FORM**
- Articulate stepped massing on facades
 - Residential balconies add further definition
 - 38 storeys; 13.36 FSR



1 Variance from *Plan* height:
Understanding that the FBSA Area can support mixed-use built forms up to 30 storeys, a 38-storey building is proposed. This additional height is facilitated by the Plan's Built Form guidelines for mixed-use residential along Broadway (*Plan* Section 11.7.6) which allows consideration for increased building height where such height helps achieve better urban design outcomes.

For this proposal, the site has a frontage greater than 45.7m [150 ft.]. Moreover, a larger POPS at the corner of Broadway & Hemlock together with enhanced setbacks along Hemlock is proposed. The enlarged POPS comprise in excess of 27% of the Broadway frontage and extends around the corner south along the entire frontage of Hemlock. This results in a generous open space that, together with the hotel lobby lounge, will foster a vibrant and active public realm. The enhanced setbacks on Hemlock not only support more open space and pedestrian activity, but also opens up street-level views to the North Shore Mountains and improve solar access to the public realm. All these, from an urban design perspective, contribute to the Plan's objective of reinforcing Broadway as a Great Street.

The development's proposed 38-storey height is complementary with heights of recent new developments within the immediate vicinity. This proposed height is an appropriate "shoulder" transition along the Broadway skyline east away from the 39-storey tower at the northeast corner of West Broadway and Granville Street. Sculpting of the tower top reinforce this transition.

The FBSA Area recommends a mix of 4- to 6-storey podiums along Broadway. A 7-storey podium is proposed. Because the podium uses a stepped massing strategy to highlight the corner POPS, the actual physical massing of the 7-storey component (including the tower above) represents less than 60% of the site's frontage. This is aligned with Policy recommendations.

2 Variance from *Plan* density:
With additional building height supportable, the resulting additional density is distributed to each of the three uses – hotel, seniors centre, and residential – such that all components of the building can be successful and economically viable. The building's proposed net floor area is 31,020 SM [333,901 SF] for a Floor Space Ratio of 13.36. The density breakdown is 5.83 FSR for Hotel, 0.47 FSR for Seniors Centre, and 7.06 FSR for Strata Residential. Density is split evenly between non-residential and residential use (6.3 FSR non-residential; 7.06 residential). As the hotel component represents a substantial portion of the overall density, a nominal increase in strata residential density is proposed for project economic viability. Inclusion of the in-kind seniors centre also allows consideration of an increase to overall density and height.

3 Variance from tower plate size:
Broadway Plan generally recommends a maximum tower floor plate of 6,500 sf. The proposed development has tower floor plates ranging from 8,164 sf for hotel use to 7,297 sf for residential. The residential floor plate then reduces to 6,562 sf as the tower steps back on the upper floors. While there are considerations that allow increases to the recommended plate size, the proposed design's tower massing addresses the concern of bulk. The proposed tower form is not a simple vertical extrusion. It is instead articulated as a series of slender, interlocking forms of varying heights to reduce the apparent bulk of a larger tower plate.



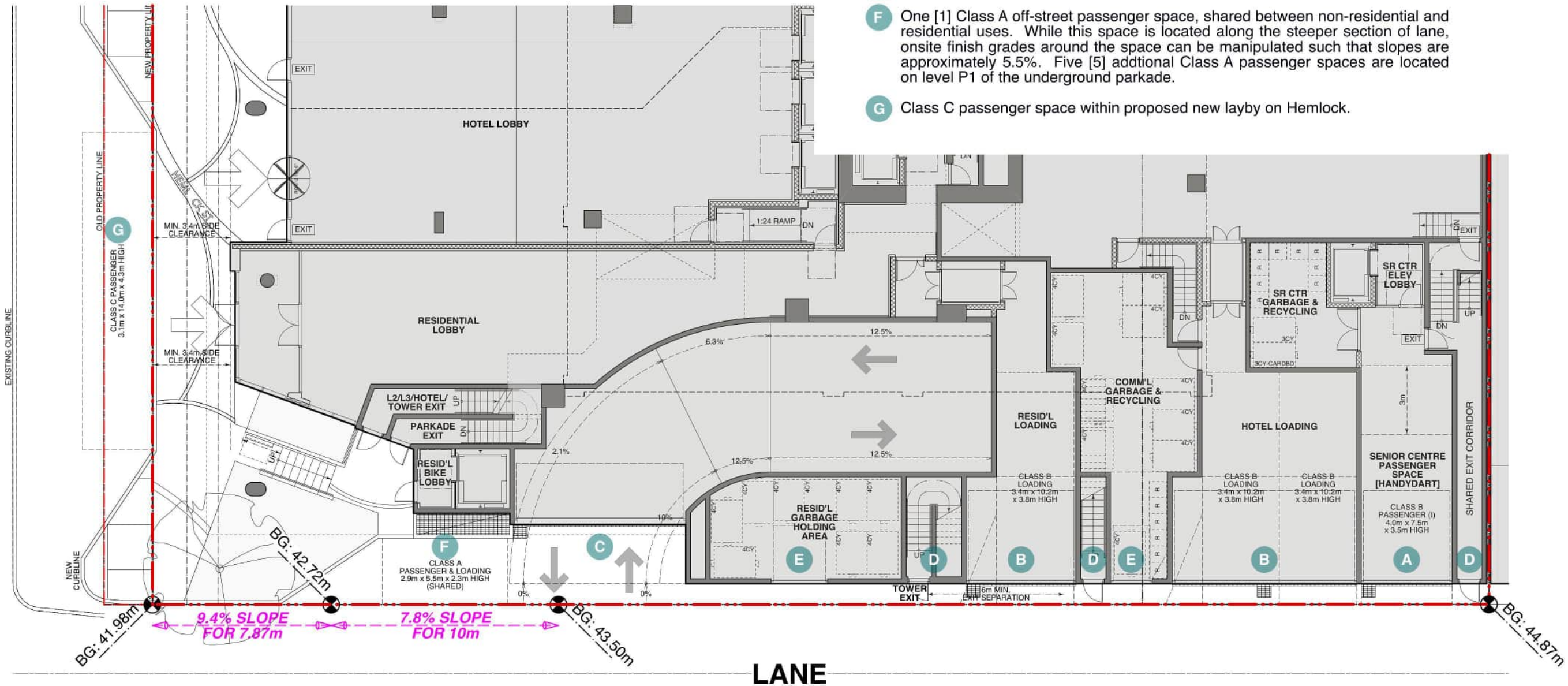
Site constraints affecting access from lane:

- 1 The rear lane is significantly higher in grade elevation than both Broadway and Hemlock, with an approximately 4m crossfall from the southeast corner down to the northwest corner. This difference in grade presents significant hardships for site access.
- 2 From Hemlock, the lane slopes up an average of 8.6% for the first 18m of travel before gradually levelling out for the remainder of lane frontage, effectively rendering 30% of lane frontage unsuitable for loading uses or passenger spaces. This presents challenges to accommodate all the vehicular access needs for the site.

Considering topography challenges, reduced lane frontage, and multiple building uses, priority was given to:

- A Dedicated Class B passenger space (HandyDart) for seniors centre. This also serves as a loading space for the seniors centre.
- B Three [3] Class B loading spaces - two [2] for the hotel, one [1] for residential.
- C Access to underground parking, considering length of ramp needed as well as headroom clearance required.
- D Fire egress for the building.
- E Access to garbage/recycling rooms for non-residential and residential uses.
- F One [1] Class A off-street passenger space, shared between non-residential and residential uses. While this space is located along the steeper section of lane, onsite finish grades around the space can be manipulated such that slopes are approximately 5.5%. Five [5] additional Class A passenger spaces are located on level P1 of the underground parkade.
- G Class C passenger space within proposed new layby on Hemlock.

HEMLOCK ST



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SITE CONSTRAINTS

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1 Land Dedication & Proposed Setbacks:

- a 3.0m road widening for future left-turn lane onto Broadway
- b 2.13m [7 ft.] land dedication
- c 2.9m [9.5 ft.] SRW at-grade
- d Enhanced setbacks for privately-owned public space [POPS]. These setbacks stretch from site corner to site corner along the full frontage of Hemlock to create a generous public urban space.

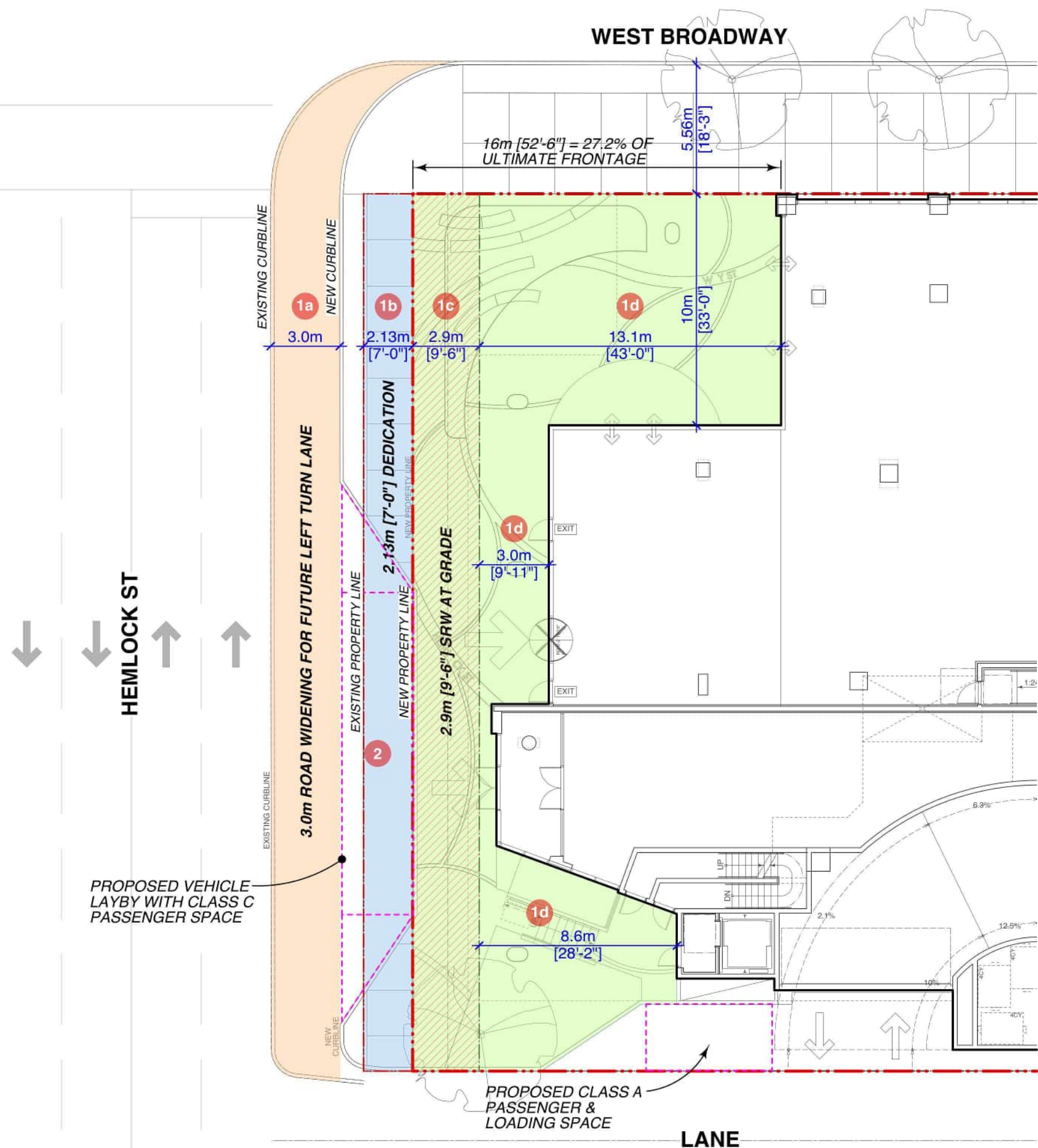
2 Proposed vehicle layby on Hemlock:

Although a Class C passenger space is a Parking Bylaw requirement for the hotel, accommodating one onsite is extremely difficult due to the site topography and limited lane frontage. Moreover, ingress to and egress from a 6m wide lane by a coach bus is extremely challenging.

Instead, this passenger space is placed at a new vehicle layby proposed on Hemlock. The enhanced setbacks along Hemlock accommodate placement of this layby while simultaneously providing an improved pedestrian realm.

A vehicle layby on Hemlock is vital to the successful operation of the hotel, providing a safer, more direct access to the hotel lobby. This translates to a better guest experience which directly affects the long-term viability of the hotel.

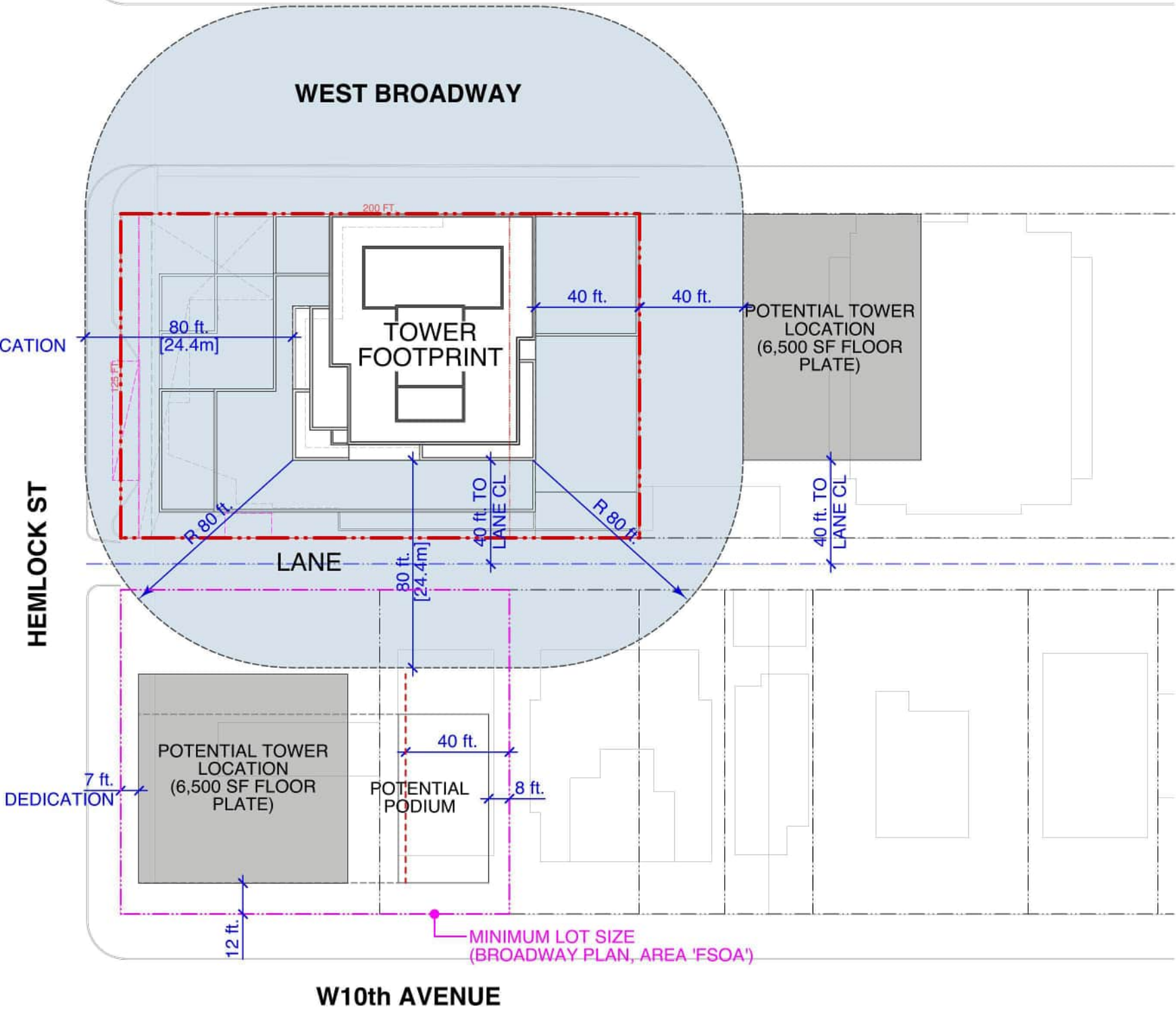
The hotel is envisioned to target mid-scale business and transient travellers instead of large tour groups. While the layby is sized for a Class C passenger space, the prevalent use of rideshare services means reduced demand for coach buses. The hotel also benefit from being in close proximity to the South Granville Station with it's easy rapid transit connection to the airport.



NORTH



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**TOWER
SEPARATION
DIAGRAM**

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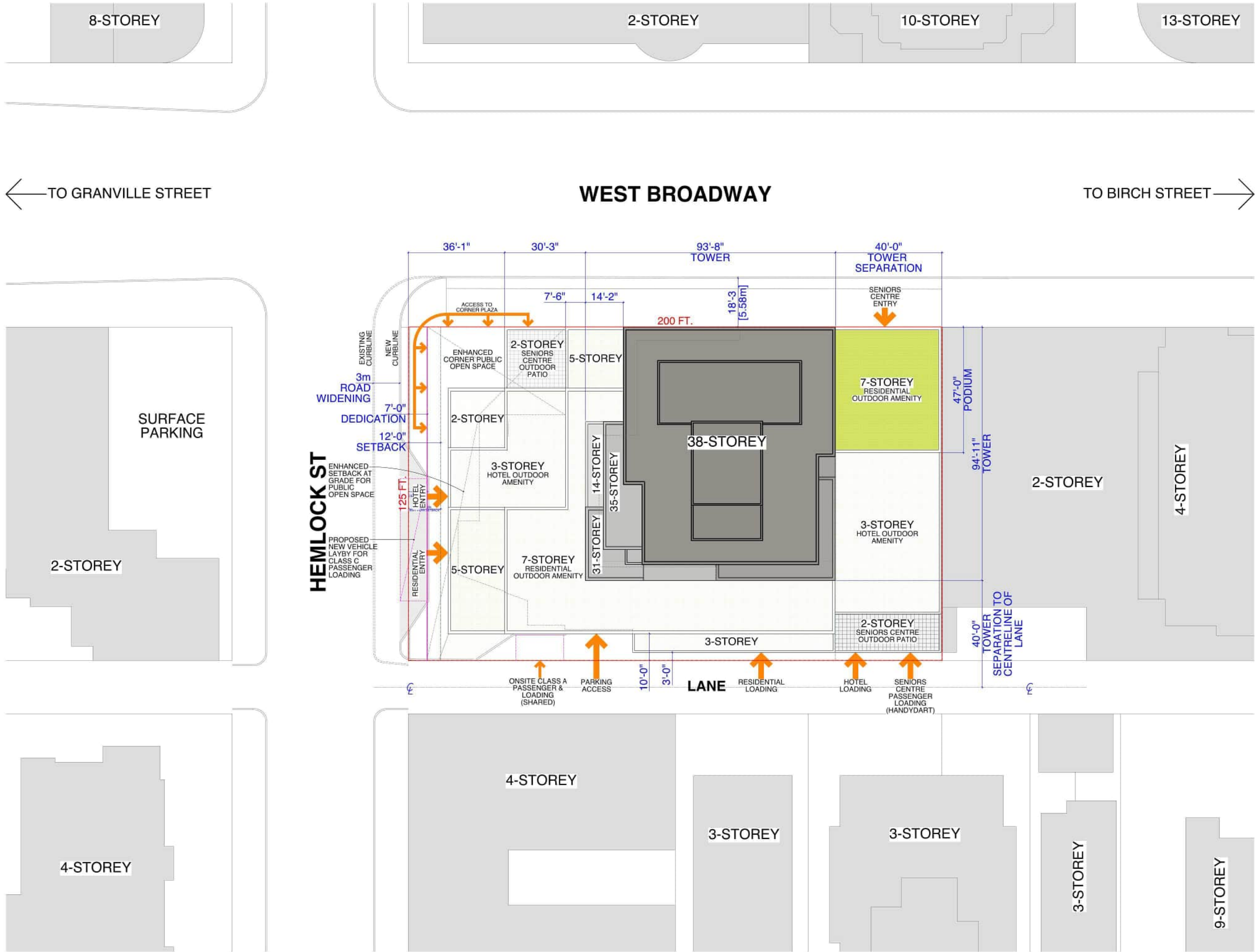
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PROJECT
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SITE PLAN

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SITE INFORMATION

Civic Address	1368 - 1398 West Broadway, Vancouver, BC
Legal Description	Lot F Plan LMP110 and Lot 4 Plan 590 Both of Block 352 District Lot 526
Zoning	Existing: C-3A Proposed: CD-1 Site Specific (Broadway Plan - Broadway Shoulder Area West "FBSA")
Use	Existing: Vacant (Former Gas Station) Proposed: Mixed Hotel + Seniors Centre + Residential (Strata)
Lot Size (Consolidated)	25,000 SF [2,323 SM]
Density	Allowable: 5.5 FSR Base (For Strata) + 1.0 FSR Additional (For Hotel) Proposed: 13.88 FSR Gross / 13.36 FSR Net
Building Height	Allowable: Up to 30 Storeys Proposed: 38 Storeys @ 432'-8 1/2" [131.9m] above Interpolated Base Surface Total Building Height Including Mechanical Apurtances (Elevator Machine Room) @ 437'-0 1/2" [133.2m] above Interpolated Base Surface

AREA SUMMARY

	Gross Hotel Commercial	Gross Hotel	Gross Senior Ctr	Gross Residential	Exempt Area	Net Residential	Net Building
Ground Floor	10,500.64 SF	644.11 SF	570.53 SF	3,031.94 SF	467.20 SF (C)	3,031.94 SF	14,280.02 SF
Intermediate Exit Floor	459.62 SF	932.86 SF	0.00 SF	372.27 SF	0.00 SF	372.27 SF	1,764.75 SF
2nd Floor	13,367.53 SF	6,996.01 SF	141.88 SF	374.91 SF	0.00 SF	374.91 SF	20,860.33 SF
3rd Floor	511.65 SF	7,543.87 SF	11,345.69 SF	303.21 SF	0.00 SF	303.21 SF	19,704.42 SF
4th Floor	0.0 SF	14,984.93 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	15,288.14 SF
5th Floor	0.0 SF	14,984.93 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	15,288.14 SF
6th Floor	0.0 SF	13,497.24 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	13,800.45 SF
7th Floor	0.0 SF	13,497.24 SF	0.00 SF	303.21 SF	0.00 SF	303.21 SF	13,800.45 SF
8th Floor (Residential Amenity)	0.0 SF	2,220.34 SF	0.00 SF	5,101.32 SF	6,170.26 SF	848.42 SF	1,151.40 SF
9th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
10th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
11th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
12th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
13th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
14th Floor	0.0 SF	7,878.15 SF	0.00 SF	283.40 SF	0.00 SF	283.40 SF	8,161.55 SF
15th Floor	0.0 SF	296.05 SF	0.00 SF	7,001.13 SF	177.17 SF	6,823.96 SF	7,120.01 SF
16th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
17th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
18th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
19th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
20th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
21st Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
22nd Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
23rd Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
24th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
25th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
26th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
27th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
28th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
29th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
30th Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
31st Floor	0.0 SF	0.0 SF	0.00 SF	7,297.18 SF	159.78 SF	7,137.40 SF	7,137.40 SF
32nd Floor	0.0 SF	0.0 SF	0.00 SF	7,077.11 SF	160.00 SF	6,917.11 SF	6,917.11 SF
33rd Floor	0.0 SF	0.0 SF	0.00 SF	7,077.11 SF	160.00 SF	6,917.11 SF	6,917.11 SF
34th Floor	0.0 SF	0.0 SF	0.00 SF	7,077.11 SF	160.00 SF	6,917.11 SF	6,917.11 SF
35th Floor	0.0 SF	0.0 SF	0.00 SF	7,077.11 SF	160.00 SF	6,917.11 SF	6,917.11 SF
36th Floor	0.0 SF	0.0 SF	0.00 SF	6,561.77 SF	170.19 SF	6,391.58 SF	6,391.58 SF
37th Floor	0.0 SF	0.0 SF	0.00 SF	6,561.77 SF	170.19 SF	6,391.58 SF	6,391.58 SF
38th Floor	0.0 SF	0.0 SF	0.00 SF	6,561.77 SF	170.19 SF	6,391.58 SF	6,391.58 SF
Roof - Mechanical	0.0 SF	0.0 SF	0.00 SF	2,448.16 SF	1,815.03 SF	633.13 SF	633.13 SF
Roof - Elevator Machine Room	0.0 SF	0.0 SF	0.00 SF	839.59 SF	660.62 SF	178.97 SF	178.97 SF
Gross Floor Area	24,839.44 SF	122,866.48 SF	12,058.10 SF	187,134.40 SF	12,997.33 SF	176,521.63 SF	333,901.09 SF
	2,307.66 SM	11,414.68 SM	1,120.24 SM	17,385.37 SM	1,207.49 SM	16,399.41 SM	31,020.46 SM

GROSS BUILDING AREA (Commercial + Senior Ctr + Hotel + Residential)			
			346,898.4 SF
			32,227.9 SM

Hotel Commercial FSR (Gross)	0.99 FSR	24,839.44 SF	[2,307.66 SM]
Hotel FSR (Gross)	4.91 FSR	122,866.48 SF	[11,414.67 SM]
Strata Residential FSR (Gross)	7.49 FSR	187,134.40 SF	[17,385.35 SM]
Senior Centre FSR (Gross)	0.48 FSR	12,058.10 SF	[1,120.23 SM]

➔ 13.39 Gross (FSR WITHOUT SENIOR CENTRE)

FSR without Senior Centre	12.87 Net	
COMBINED FSR	13.36 Net	13.88 Gross

HOTEL ROOM SUMMARY

Room Type	MODERN	URBAN	LEISURE	
4th Floor	15	15	3	
5th Floor	15	18	5	
6th Floor	10	20	3	
7th Floor	10	20	3	
8th Floor (Residential Amenity)	-	-	-	
9th Floor	8	9	3	
10th Floor	8	9	3	
11th Floor	8	9	3	
12th Floor	8	9	3	
13th Floor	8	9	3	
14th Floor	8	9	3	
Total Rooms	98	127	32	257
	38.1%	49.4%	12.5%	

*1 per 40 rooms required to be accessible = 6 Rooms

RESIDENTIAL UNIT SUMMARY - 38-Storey

Unit Type (Strata)	STUDIO	1-BR	2-BR	3-BR	AVG SIZE
15th Floor	0	1	4	2	841.37 SF
16th Floor	0	4	5	0	675.38 SF
17th Floor	0	4	5	0	675.38 SF
18th Floor	0	4	5	0	675.38 SF
19th Floor	0	4	5	0	675.38 SF
20th Floor	0	4	5	0	675.38 SF
21st Floor	0	4	5	0	675.38 SF
22nd Floor	0	4	5	0	675.38 SF
23rd Floor	0	4	5	0	675.38 SF
24th Floor	0	4	5	0	675.38 SF
25th Floor	0	4	5	0	675.38 SF
26th Floor	0	4	5	0	675.38 SF
27th Floor	0	4	5	0	675.38 SF
28th Floor	0	4	5	0	675.38 SF
29th Floor	0	4	5	0	675.38 SF
30th Floor	0	4	5	0	675.38 SF
31st Floor	0	4	5	0	675.38 SF
32nd Floor	0	2	2	3	846.68 SF
33rd Floor	0	2	2	3	846.68 SF
34th Floor	0	2	2	3	846.68 SF
35th Floor	0	2	2	3	846.68 SF
36th Floor	0	0	4	2	905.15 SF
37th Floor	0	0	4	2	905.15 SF
38th Floor	0	0	4	2	905.15 SF
Total Units (Strata)	0	73	104	20	197
	0.0%	37.1%	52.8%	10.2%	845.22 SF
					78.52 SM
Broadway Plan Requirement		25% min.	10% min.		
Req'd Indoor Residential Amenity @ 1.2 SM [13 SF]/Unit				2,561 SF	
Req'd Outdoor Residential Amenity @ 2 SM [21.5 SF]/Unit				4,236 SF	

OFF-STREET PARKING SPACE

Car Parking - Non-Residential Use			required / allowed	proposed
Seniors Centre (VPBL 4.1.1 & 4.2.5)	max. 1 space / 115 SM GFA	@1,120.24 SM	no minimum / 10 max.	10
Hotel + Hotel Commercial (VPBL 4.1.1 & 4.2.5)	max. 1 space / 115 SM GFA	@13,722.34 SM	no minimum / 120 max.	83
Total Non-Residential Parking Spaces			0	93
Accessible Parking Space - Seniors Centre	min. 1 space, plus 0.4 / 1,000 SM GFA	@1,120.24 SM	1	3
Accessible Parking Space - Hotel + Hotel Commercial	min. 1 space, plus 0.4 / 1,000 SM GFA	@13,722.34 SM	6	7
Small Car Space	max. 25% of parking spaces provided		23	26

Car Parking - Residential			required / allowed	proposed
Multiple Dwelling (VPBL 4.1.1)			no minimum	160
Total Residential Parking Spaces			0	160
Accessible Parking Space	min. 1 space, plus 1/0.034 Dwelling Units	@197 Units	8	7
Residential Visitor Parking Space	min. 0.05 - max. 0.1/Dwelling Unit	@197 Units	10 min. / 20 max.	9
Small Car Space	max. 25% of parking spaces provided		40	47

Total Onsite Parking Provided			0	253
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OFF-STREET BICYCLE SPACE

Commercial Bicycle Spaces - Class A			required / allowed	proposed
Seniors Centre (VPBL 6.2.3.1)	1/500SM GFA	@1,120.24 SM	2	2
Hotel (VPBL 6.2.5.2)	1/30 Sleeping Units	@257 Rooms	9	15
Total Commercial Bicycle Spaces - Class A			11	17
	vertical spaces @ max. 30% of required		3	1
	oversized spaces @ min. 5% of required		1	1
	lockers @ min. 10% of required		1	2

Commercial Bicycle Spaces - Class B			required / allowed	proposed
Seniors Centre (VPBL 6.2.3.1)	min. 6 spaces per 1,500SM	@1,120.24 SM	6	6
Hotel (VPBL 6.2.5.2)	min. 6 spaces		6	6
Total Commercial Bicycle Spaces - Class B			12	12

Residential Bicycle Spaces - Class A			required / allowed	proposed
Multiple Dwelling (VPBL 6.2.1.2)	1.5/unit for units under 65SM	@76 Units	114	
	2.5/unit for units 65SM-105SM	@121 Units	303	
Total Residential Bicycle Spaces - Class A			417	372
	vertical spaces @ max. 30% of required		125	101
	oversized spaces @ min. 5% of required		21	18
	lockers @ min. 10% of required		42	37

Residential Bicycle Spaces - Class B			required / allowed	proposed
Multiple Dwelling (VPBL 6.2.1.2)	min. 2 for first 20 units, 1/20 units thereafter		11	11
Total Residential Bicycle Spaces - Class B			11	11

OFF-STREET LOADING SPACE

Loading Space - Commercial			required / allowed	proposed
Hotel (VPBL 5.2.2)	2 Class A for 250 to 499 Sleeping Units	@257 Units	2 (A)	2 (A)
	2 Class B for 75 to 399 Sleeping Units	@257 Units	2 (B)	2 (B)
Seniors Centre (VPBL 5.2.3)	1 Class B for each 2,800SM GFA	@1,120.24 SM	1 (B)	1 (B) Shared

Total Commercial Loading Spaces			2 (A) + 3 (B)	2 (A) + 2 (B)
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Loading Space - Residential			required / allowed	proposed
Dwelling Use - Class B (VPBL 5.2.1)	1 Class A for 50-299 Dwelling Units	@197 Units	1 (A)	1 (A) Shared
	1 Class B for 100-299 Dwelling Units	@197 Units	1 (B)	1 (B)

Total Residential Loading Spaces			1 (A) + 1 (B)	1 (A) + 1 (B)
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OFF-STREET PASSENGER SPACE

			required / allowed	proposed
Dwelling (VPBL 7.2.1)	1 Class A for 50 to 125 Units, plus 1/150 additional Units	@197 Units	2 (A)	6 (A) Shared
Hotel (VPBL 7.2.5.2)	1/50 Class A up to 200 Sleeping Units, plus 1/75 additional Units	@257 Units	5 (A)	6 (A) Shared
	1 Class C for every 200 Sleeping Units, up to maximum 400 Units	@257 Units	1 (C)	1 (C)
Total Passenger Spaces			7 (A) + 1 (C)	6 (A) + 1 (C)

PROJECT SUMMARY - 38-Storey

	# of Units		Gross SF	Exempt Area SF	Net SF	Net FSR
Hotel - Modern	98	38.1%				
Hotel - Urban	127	49.4%				
Hotel - Leisure	32	12.5%				
Total - Hotel	257	100.0%	122,866.48 SF	1,917.40 SF	120,949.08 SF	4.84 FSR
as % of Total Project			35.4%			

Strata - Studio	0	0.0%				
Strata - 1BR	73	37.1%				
Strata - 2BR	104	52.8%				
Strata - 3BR	20	10.2%				
Total Strata	197	100.0%	187,134.40 SF	10,612.77 SF	176,521.63 SF	7.06 FSR
as % of Total Project			53.9%			

Hotel Commercial	24,839.44 SF	203.76 SF	24,635.68 SF	0.99 FSR
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Total Project Excl. Senior Centre	334,840.32 SF	12,733.93 SF	322,106.39 SF	12.88 FSR
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Senior Centre	12,058.10 SF	263.44 SF	11,794.66 SF	0.47 FSR
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TOTAL PROJECT	454		346,898.42 SF	12,997.37 SF	333,901.05 SF	13.36 FSR
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Site Area	25,000 SF
FSR (Combined)	13.36 Net
FSR Excl. Senior Centre	12.88 Net

1368 - 1398
WEST BROADWAY
@ HEMLOCK ST

PROJECT
DATA

PROJECT

JOB NO. 18-05

DRAWN KT

DATE 08 APR 2026

SCALE

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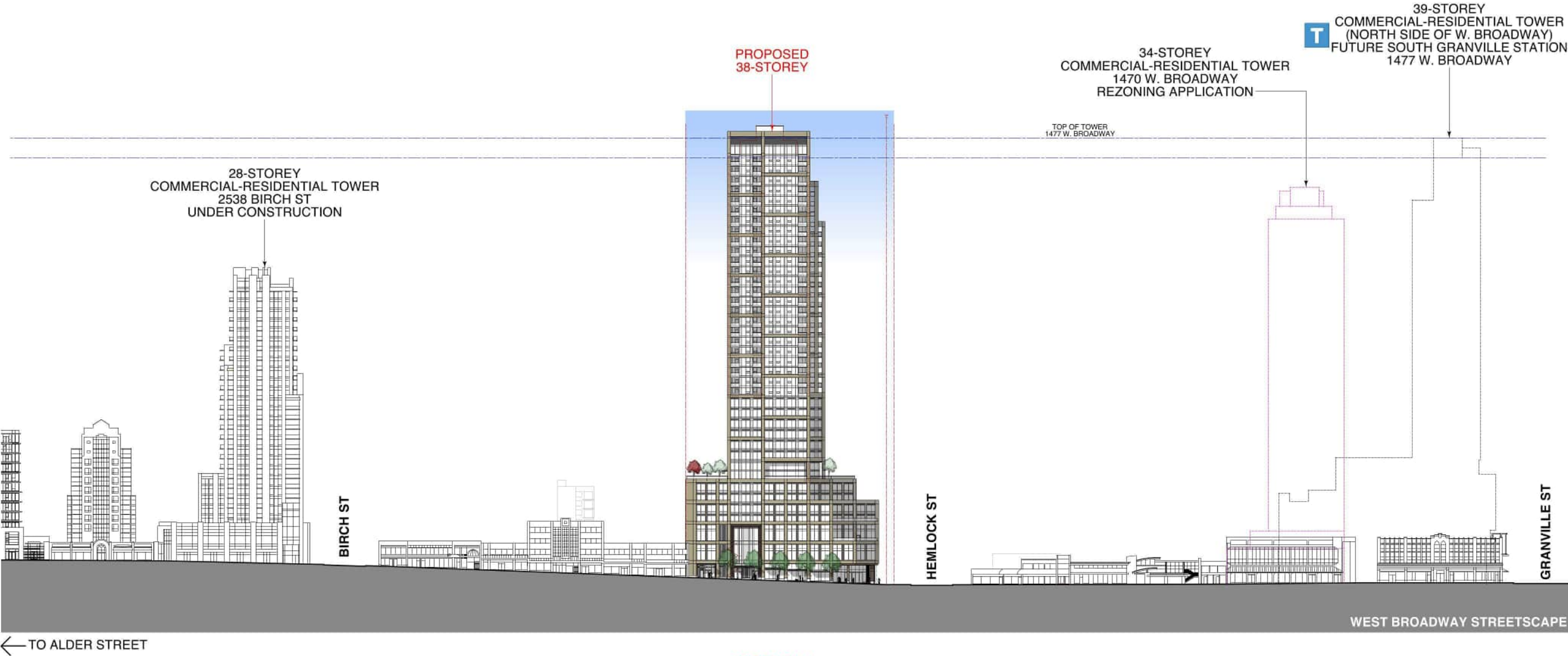
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T 39-STOREY
COMMERCIAL-RESIDENTIAL TOWER
(NORTH SIDE OF W. BROADWAY)
FUTURE SOUTH GRANVILLE STATION
1477 W. BROADWAY

W. T. LEUNG
ARCHITECTS
INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia • Canada V5Z 1K3
Telephone 604 736-9711, Facsimile 604 736-7991

ISSUE/REVISION	
1	07/28/2025 ISSUED FOR REZONING
2	04/08/2026 RE-ISSUED FOR RZ



PROPOSED
38-STOREY



PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

STREETSCAPES

JOB NO.	19-06
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DATE	08 APR 2026
SCALE	1" = 50'-0"
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A1.2



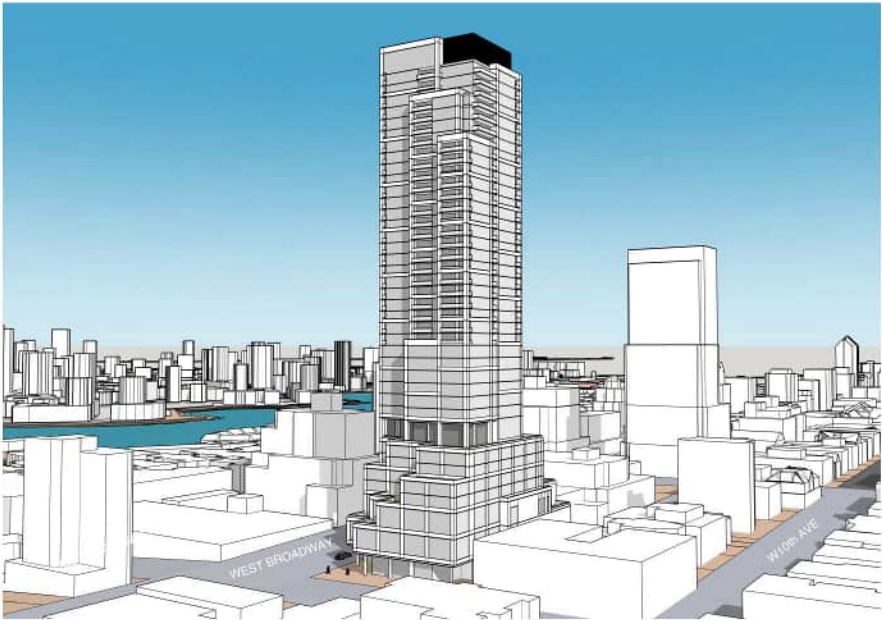
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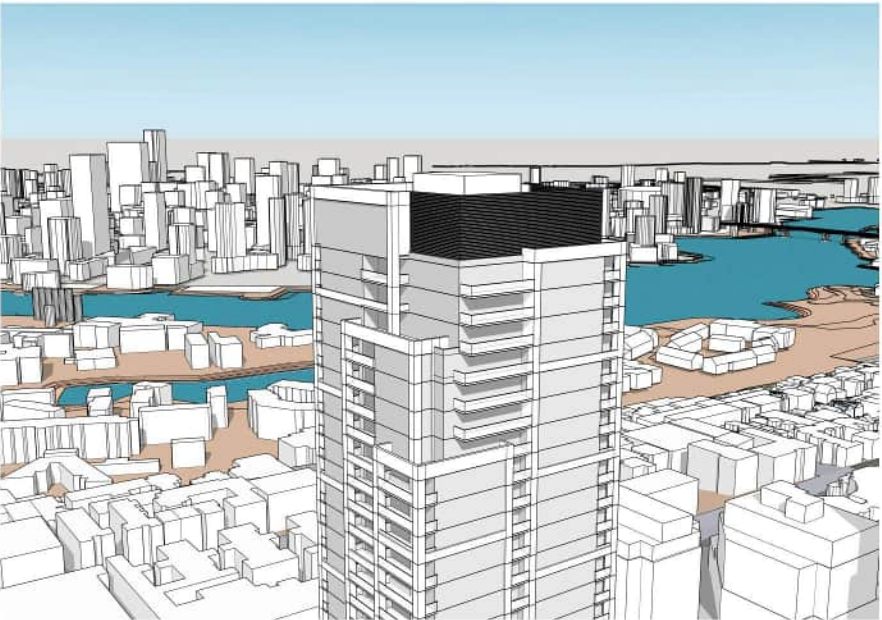
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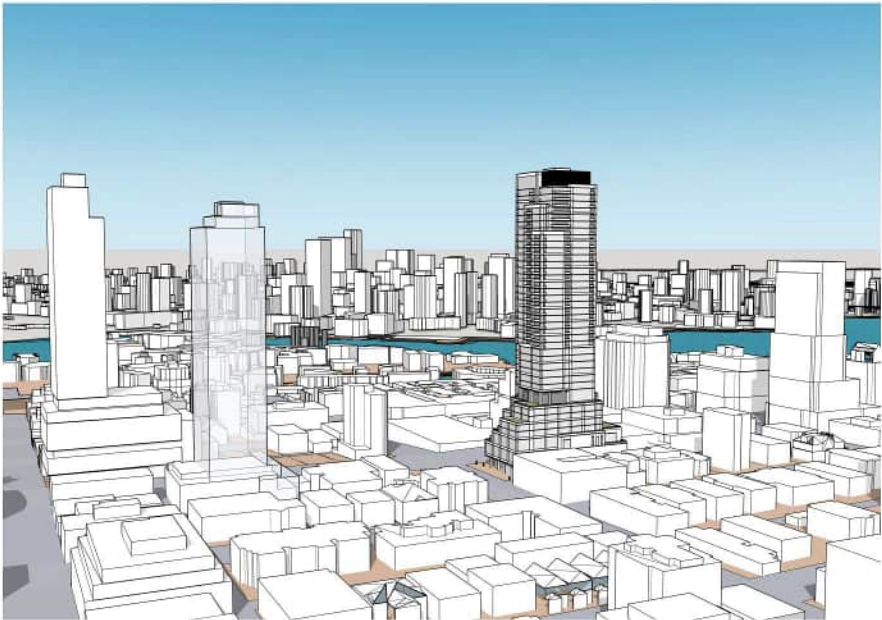
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AERIAL FROM SOUTHWEST



TOP OF TOWER NORTH TOWARDS DOWNTOWN



SKYLINE NORTH TOWARDS DOWNTOWN

ISSUE/REVISION	ISSUED FOR REDLINING
1 07/28/2025	RE-ISSUED FOR RZ
2 04/08/2026	



NORTH

PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

PERSPECTIVES

JOB NO.	18-05
DRAWN	KT
DATE	08 APR 2026
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CHECKED	WTL
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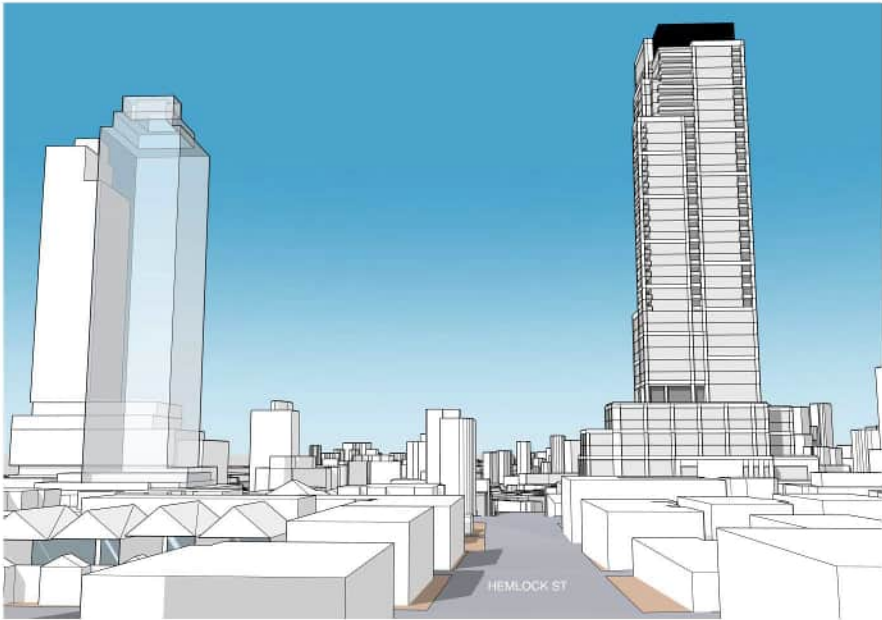
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2	04/08/2026 RE-ISSUED FOR RZ



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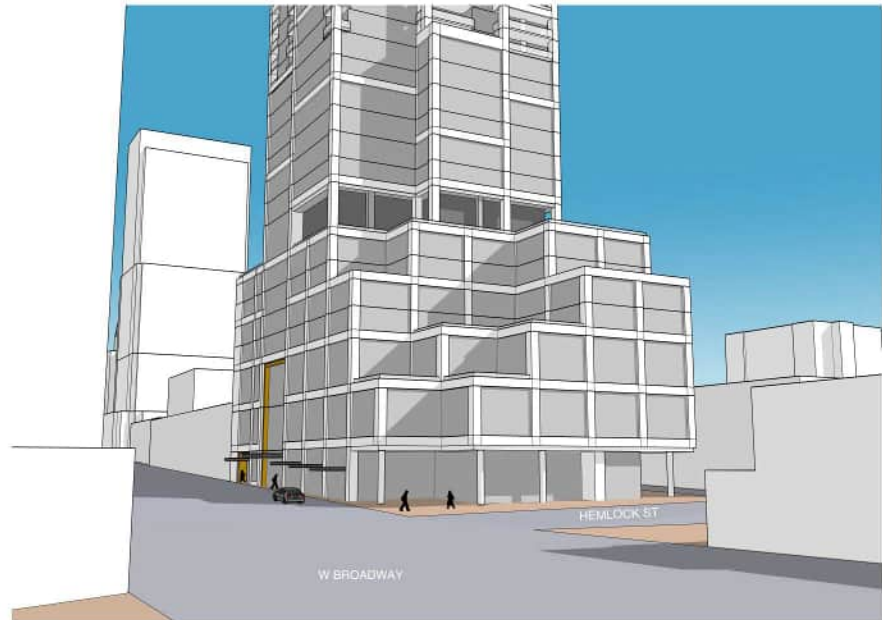
STREETVIEW WEST ALONG WEST BROADWAY



STREETVIEW NORTH ALONG HEMLOCK



STREETVIEW SOUTH ALONG HEMLOCK



CORNER PUBLIC OPEN SPACE



CORNER PUBLIC OPEN SPACE



NORTH

PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

PERSPECTIVES

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1	07/28/2025	RE-ISSUED FOR RZ
2	04/08/2026	



Spring Equinox
10am PDT (UTC-07:00)



Fall Equinox
10am PDT (UTC-07:00)



Spring Equinox
12pm PDT (UTC-07:00)



Fall Equinox
12pm PDT (UTC-07:00)



Spring Equinox
2pm PDT (UTC-07:00)



Fall Equinox
2pm PDT (UTC-07:00)



Spring Equinox
4pm PDT (UTC-07:00)



Fall Equinox
4pm PDT (UTC-07:00)

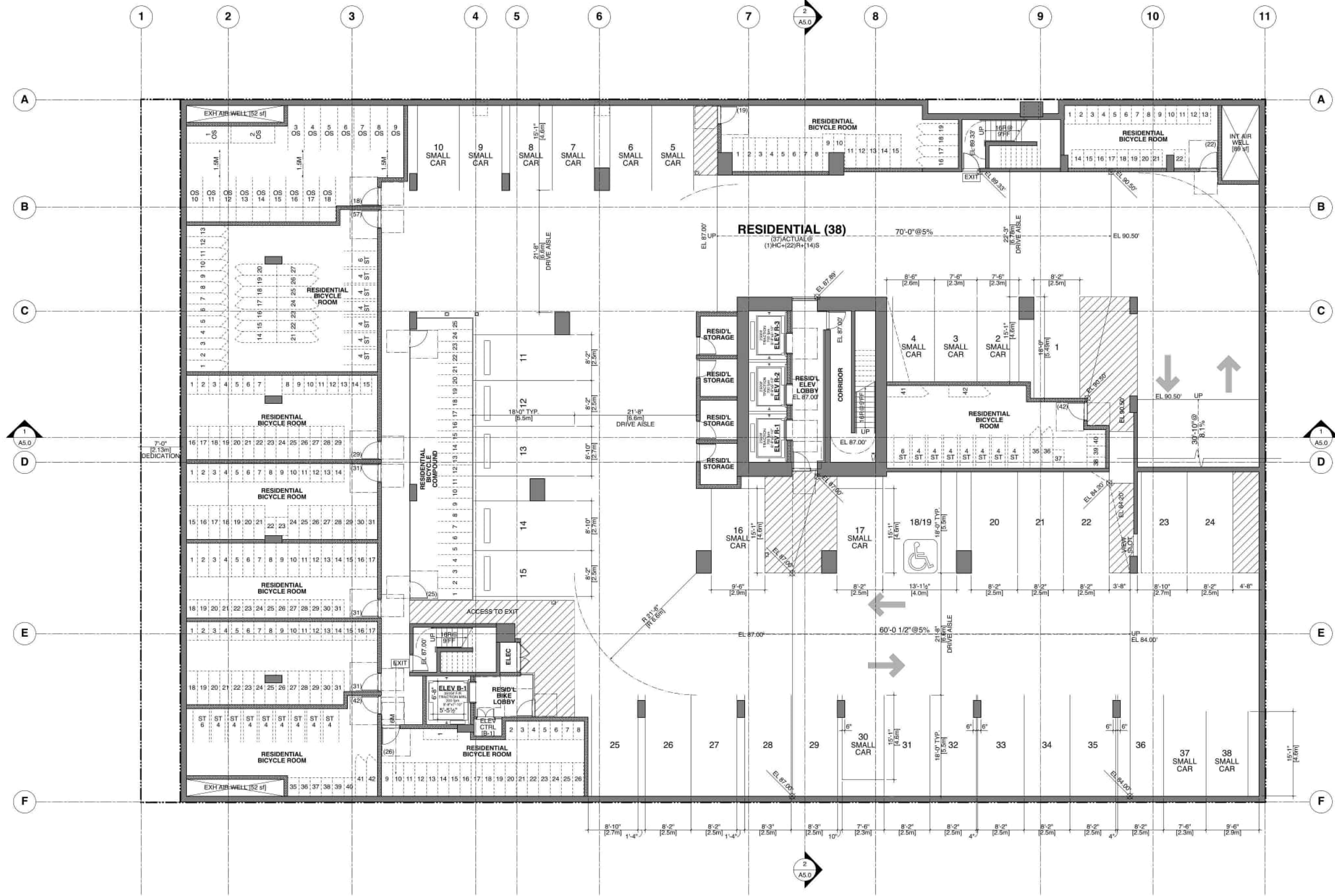


PROJECT

1368 - 1398
WEST BROADWAY
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SHADOW DIAGRAMS

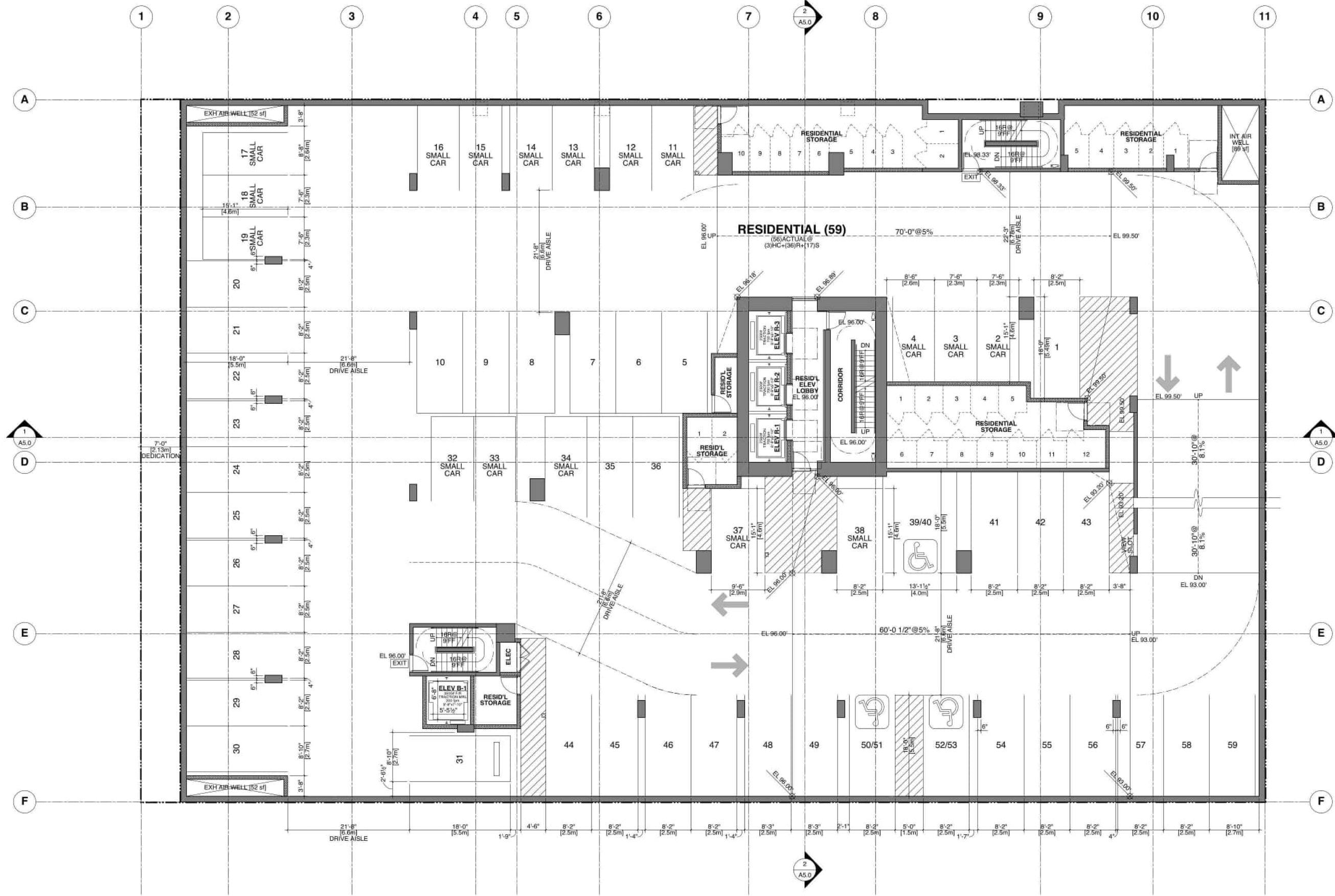
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PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

**PARKING P5
FLOOR PLAN**

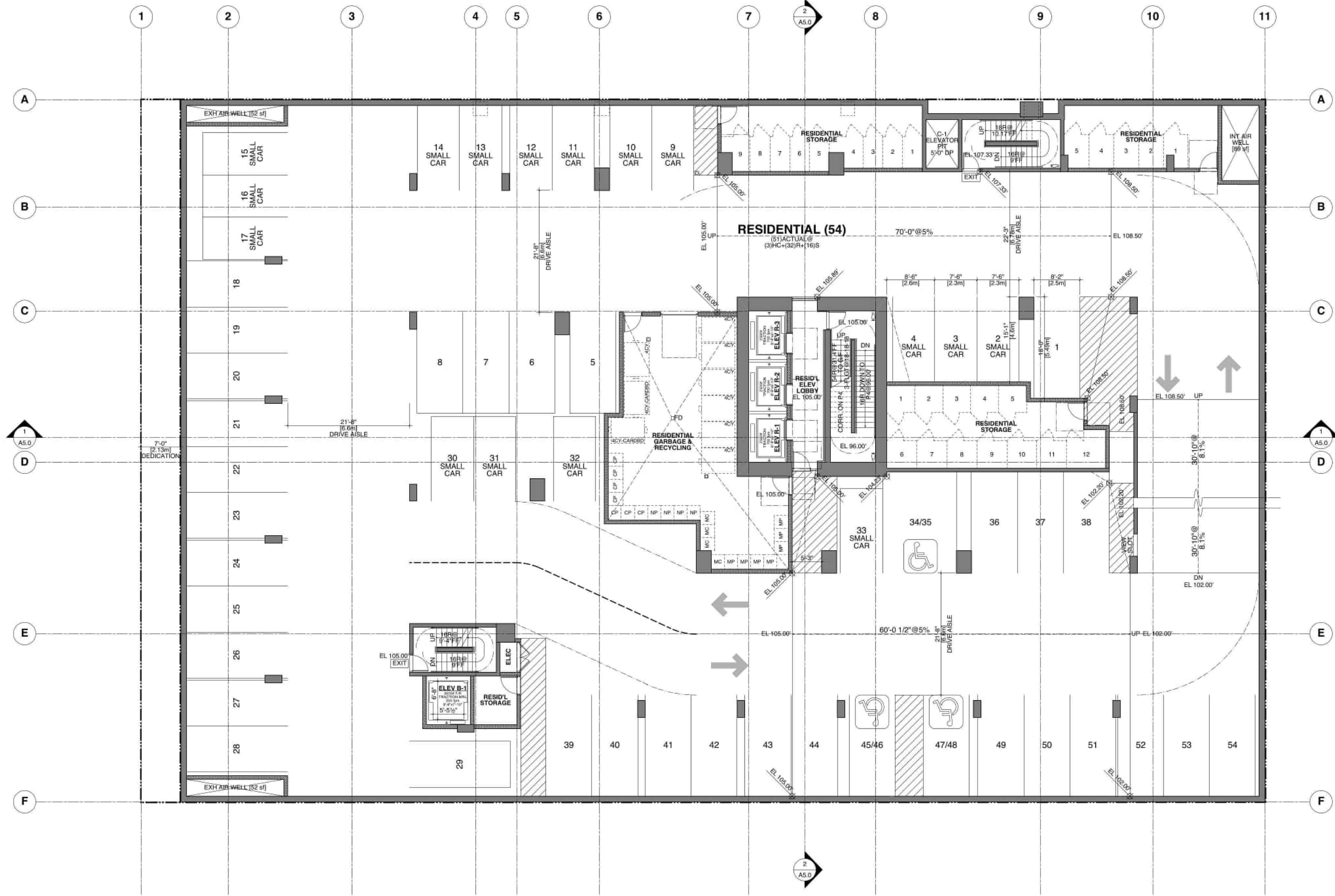
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DATE	08 APR 2026
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@ HEMLOCK ST**

**PARKING P4
FLOOR PLAN**

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PARKING P3
FLOOR PLAN

JOB NO. 18-05

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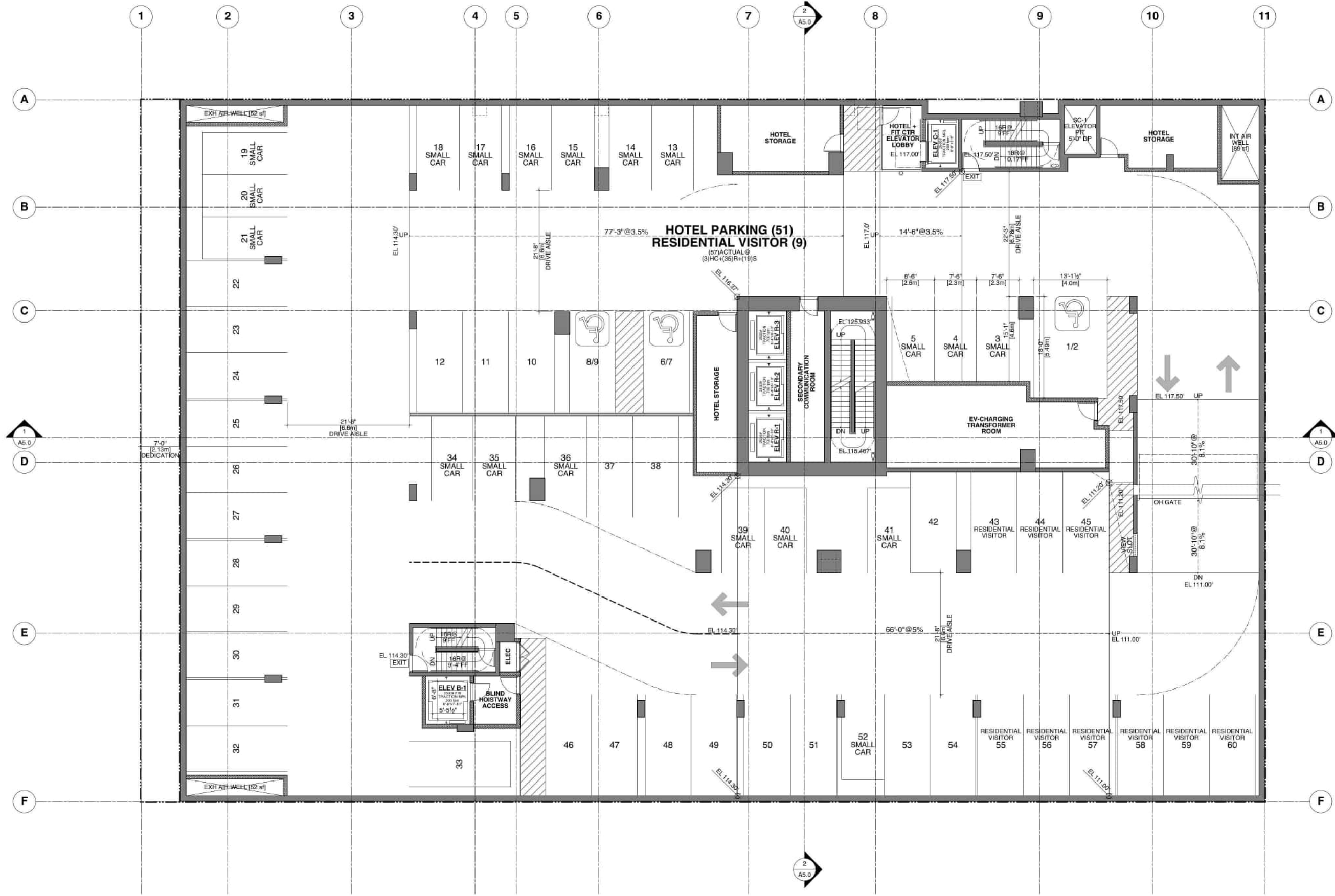
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SCALE 1/8" = 1'-0"

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@ HEMLOCK ST**

**PARKING P2
FLOOR PLAN**

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DATE	08 APR 2026
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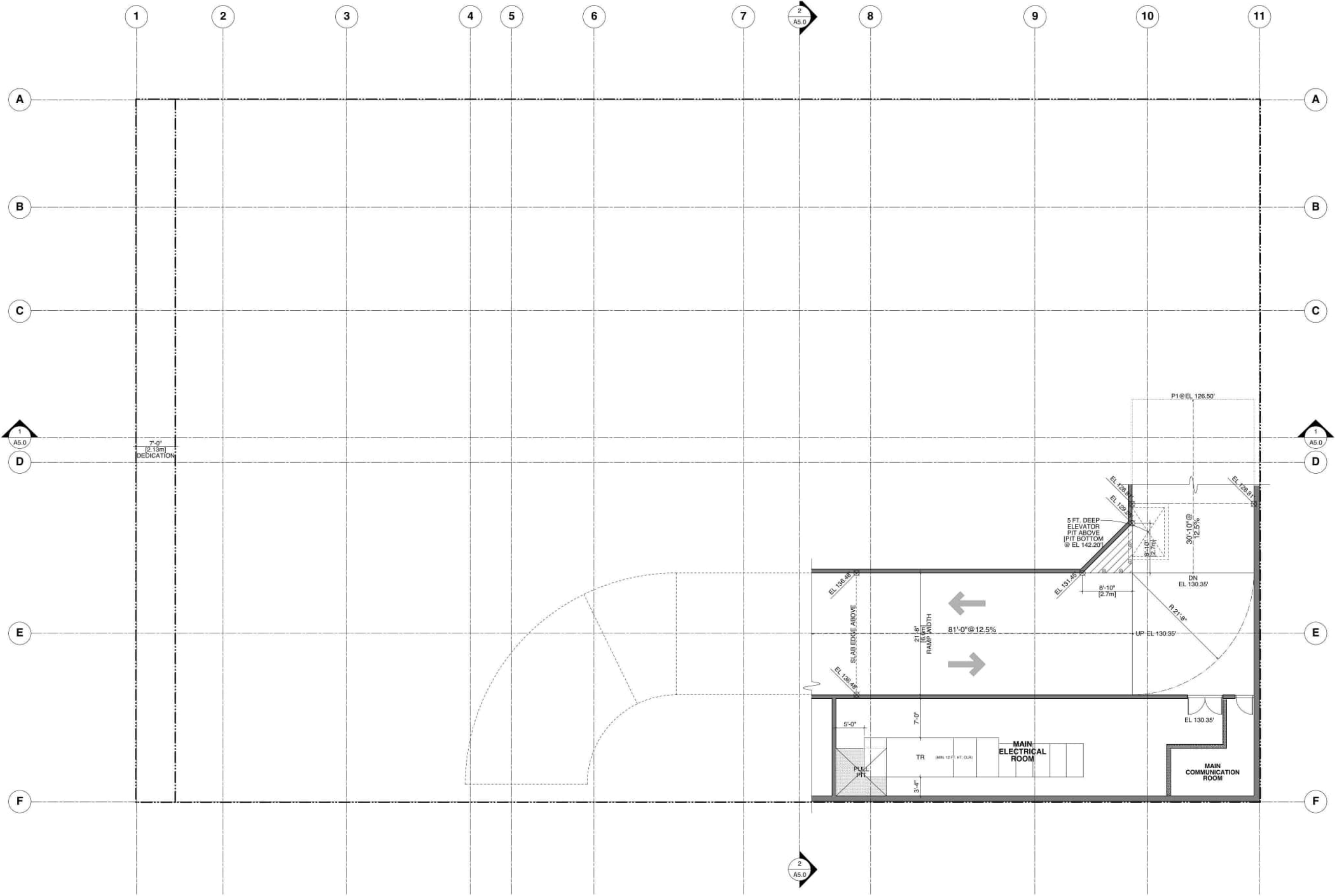
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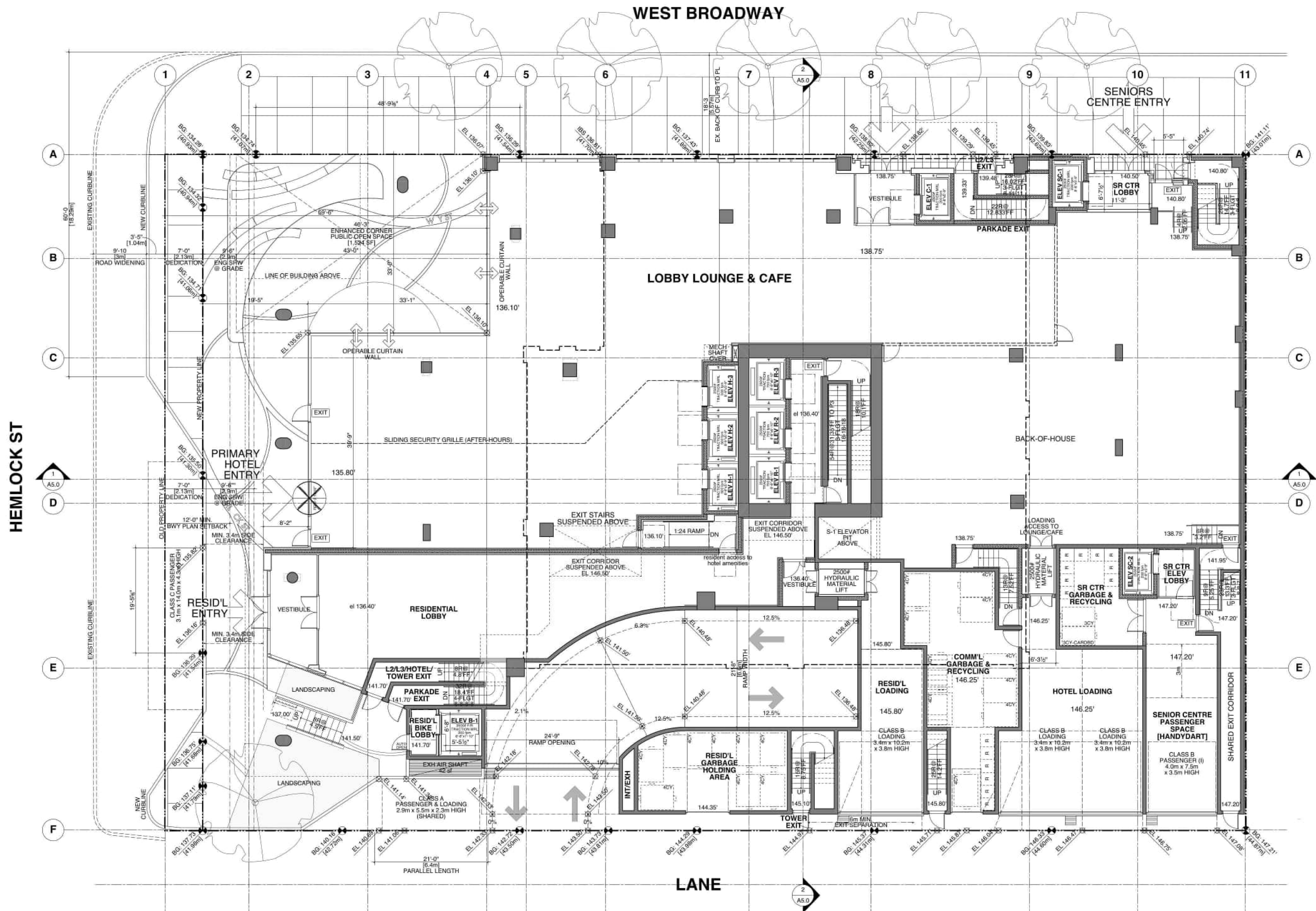
**INTERMEDIATE
PARKING ACCESS**

JOB NO. **18-05**
DRAWN **KT**
DATE **08 APR 2026**
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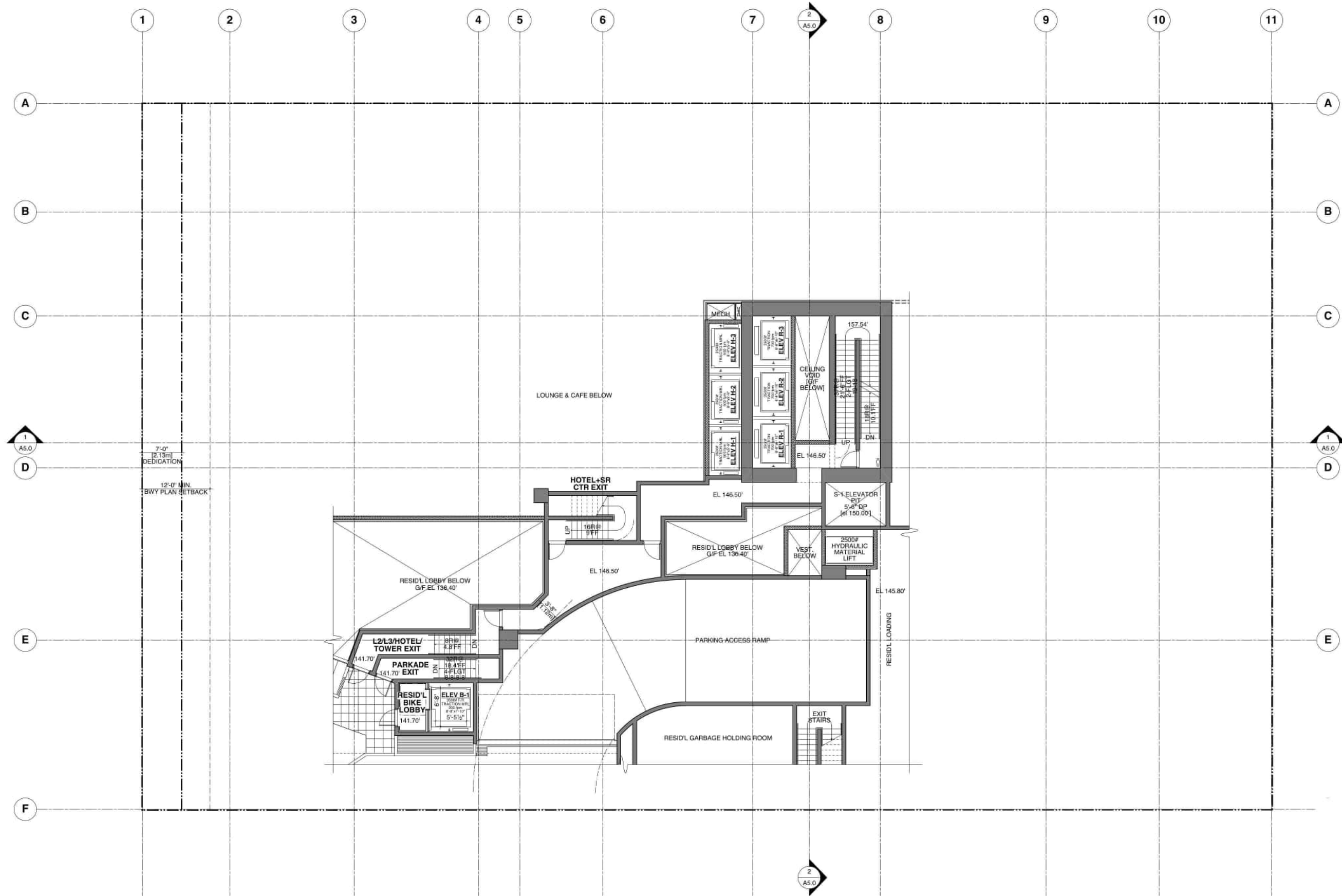


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1 07/28/2025 ISSUED FOR REZONING

PROJECT
1368 - 1398
WEST BROADWAY
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GROUND
FLOOR PLAN

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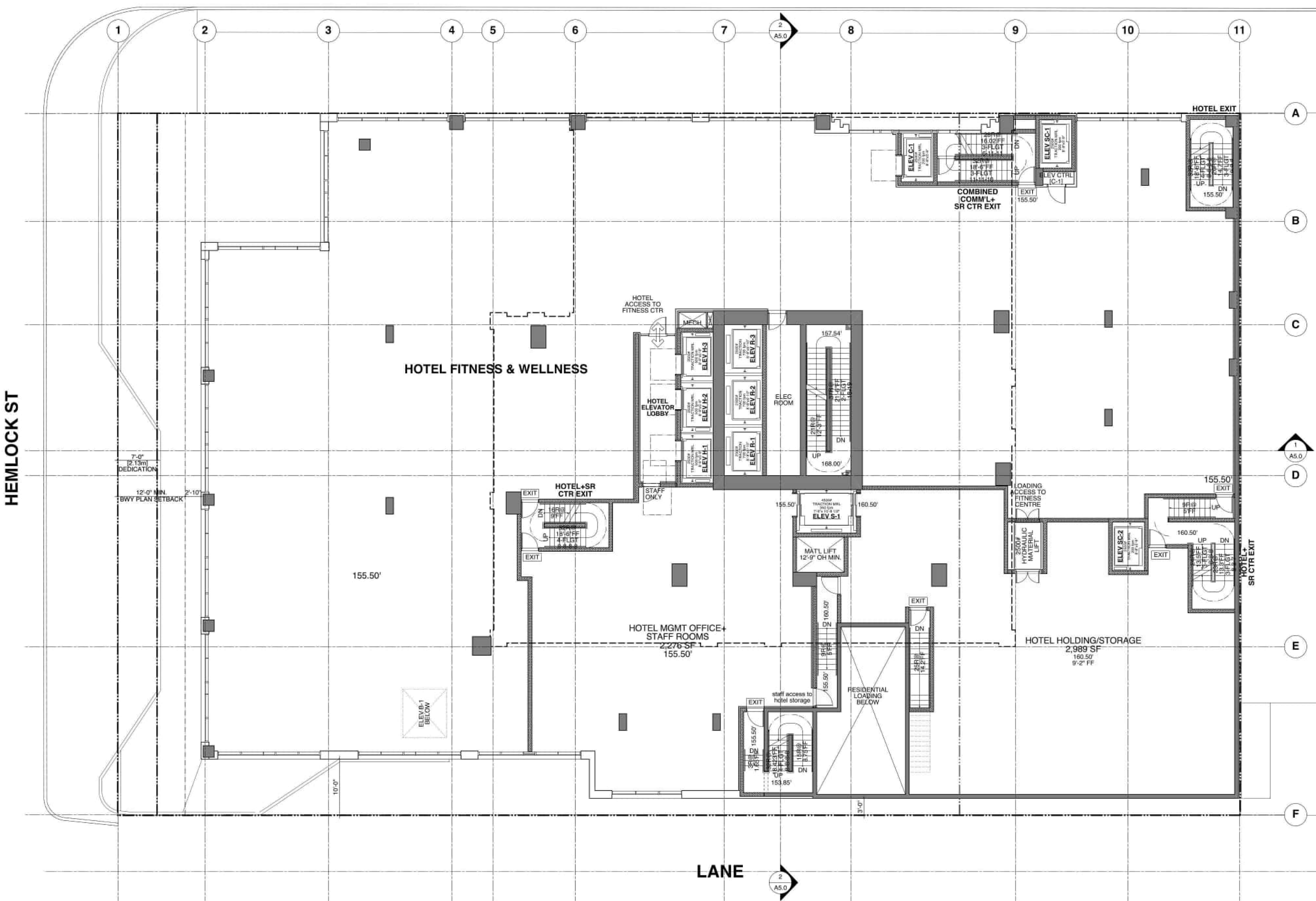


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**INTERMEDIATE
EXIT LEVEL**

JOB NO. **18-05**
DRAWN **KT**
DATE **08 APR 2026**
SCALE **1/8" = 1'-0"**
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DRAWING NO. :

WEST BROADWAY



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1 07/28/2025 ISSUED FOR REZONING

PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

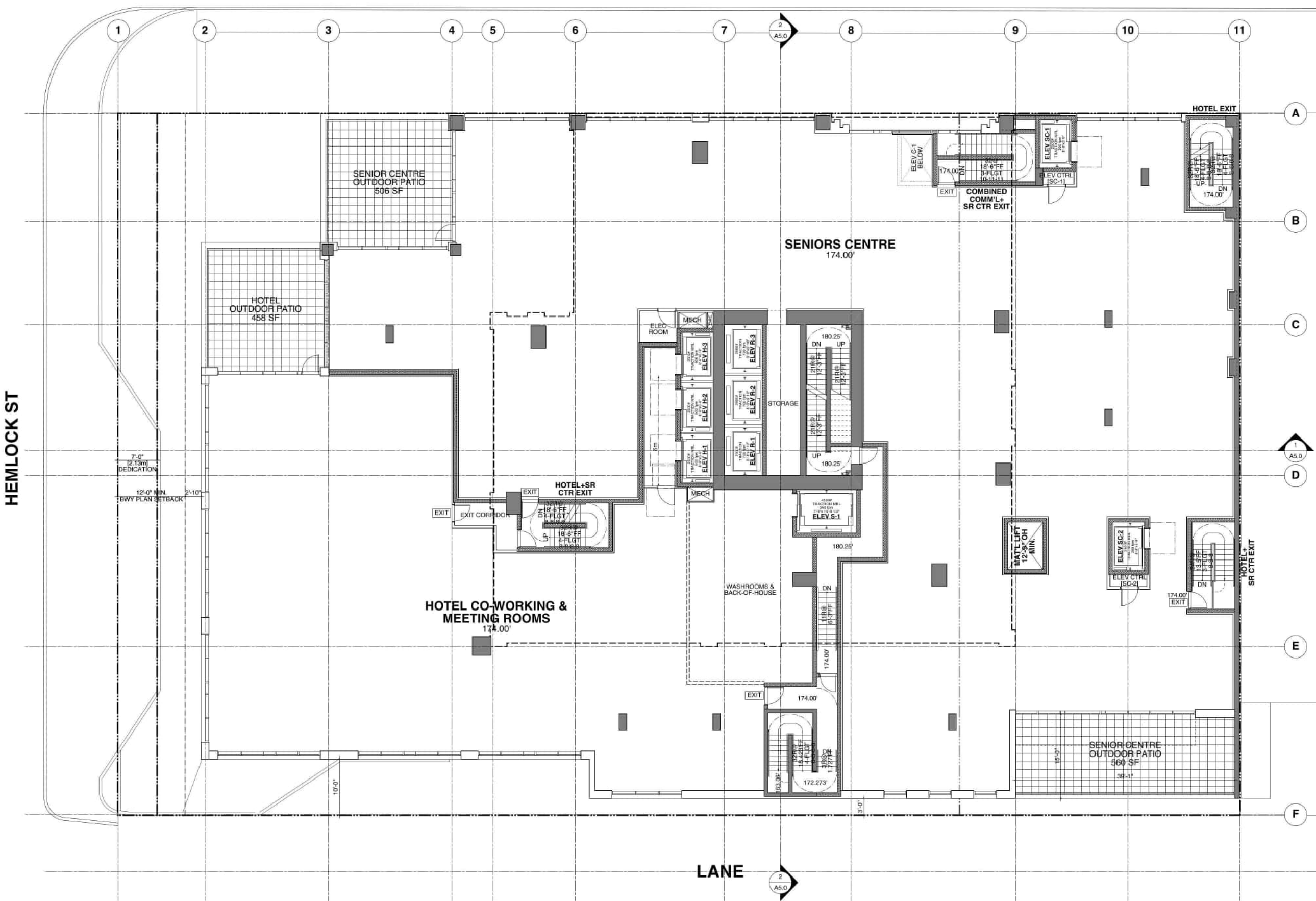
2nd FLOOR PLAN

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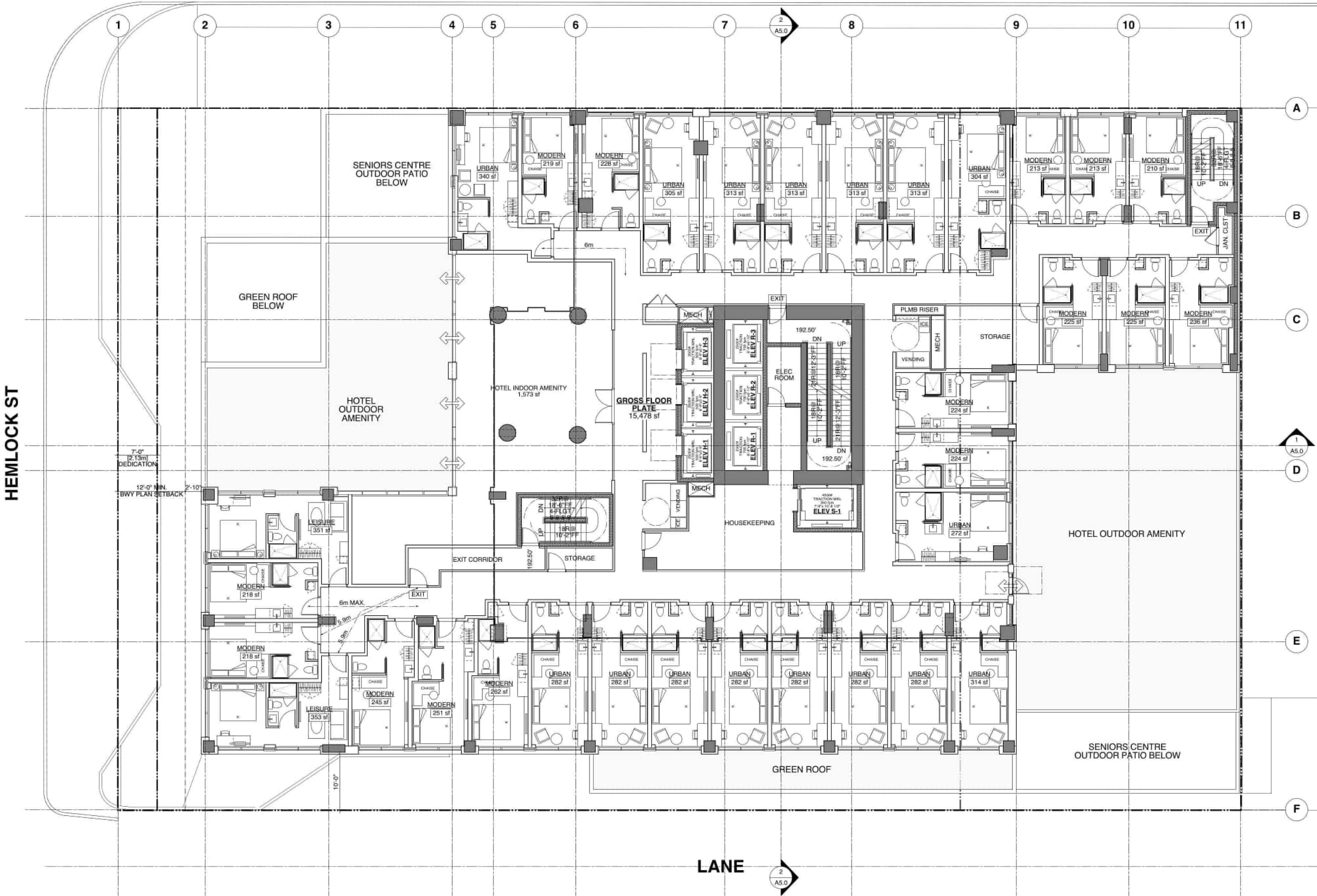
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**3rd FLOOR PLAN
[SENIORS CENTRE]**

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WEST BROADWAY



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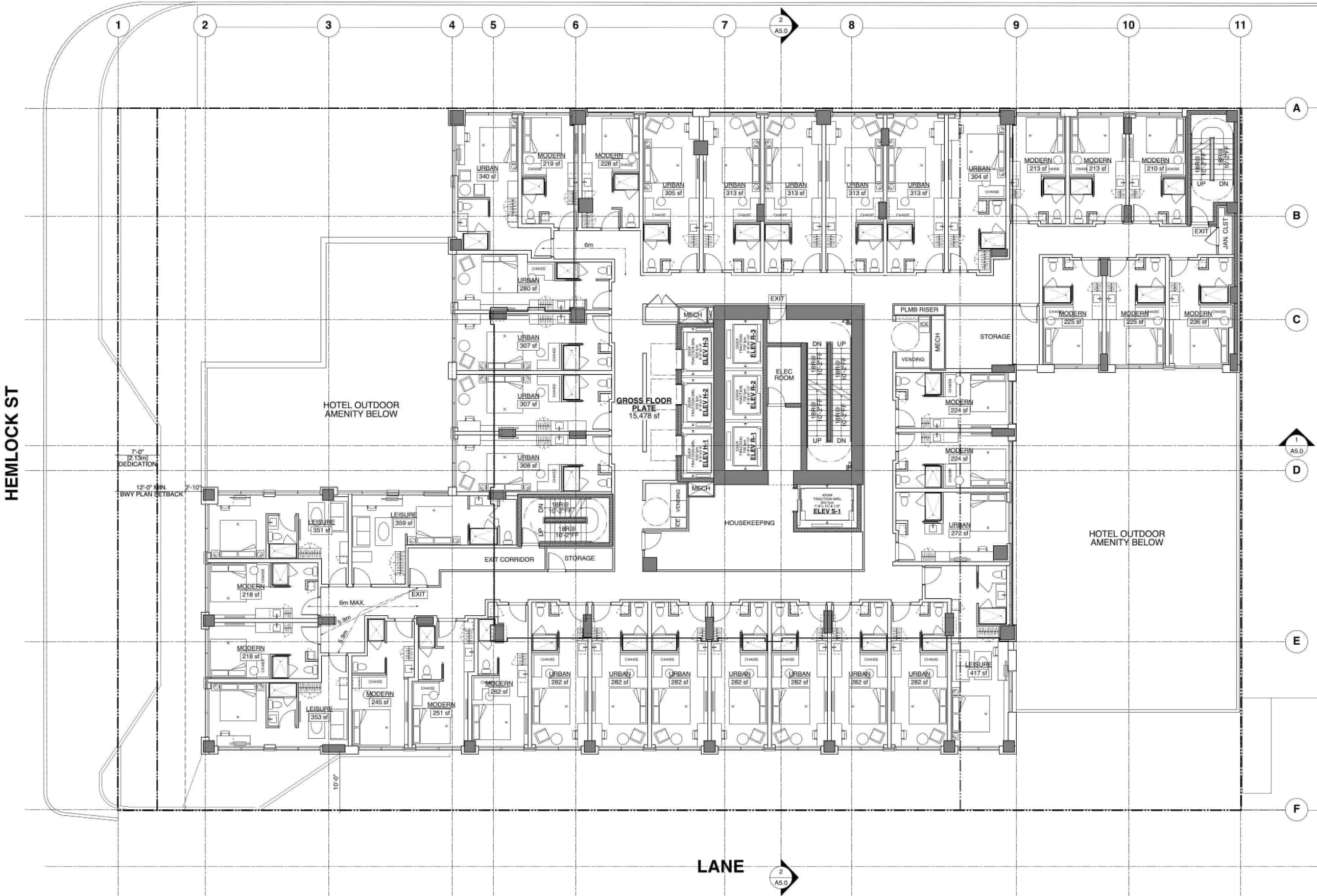
4th FLOOR PLAN

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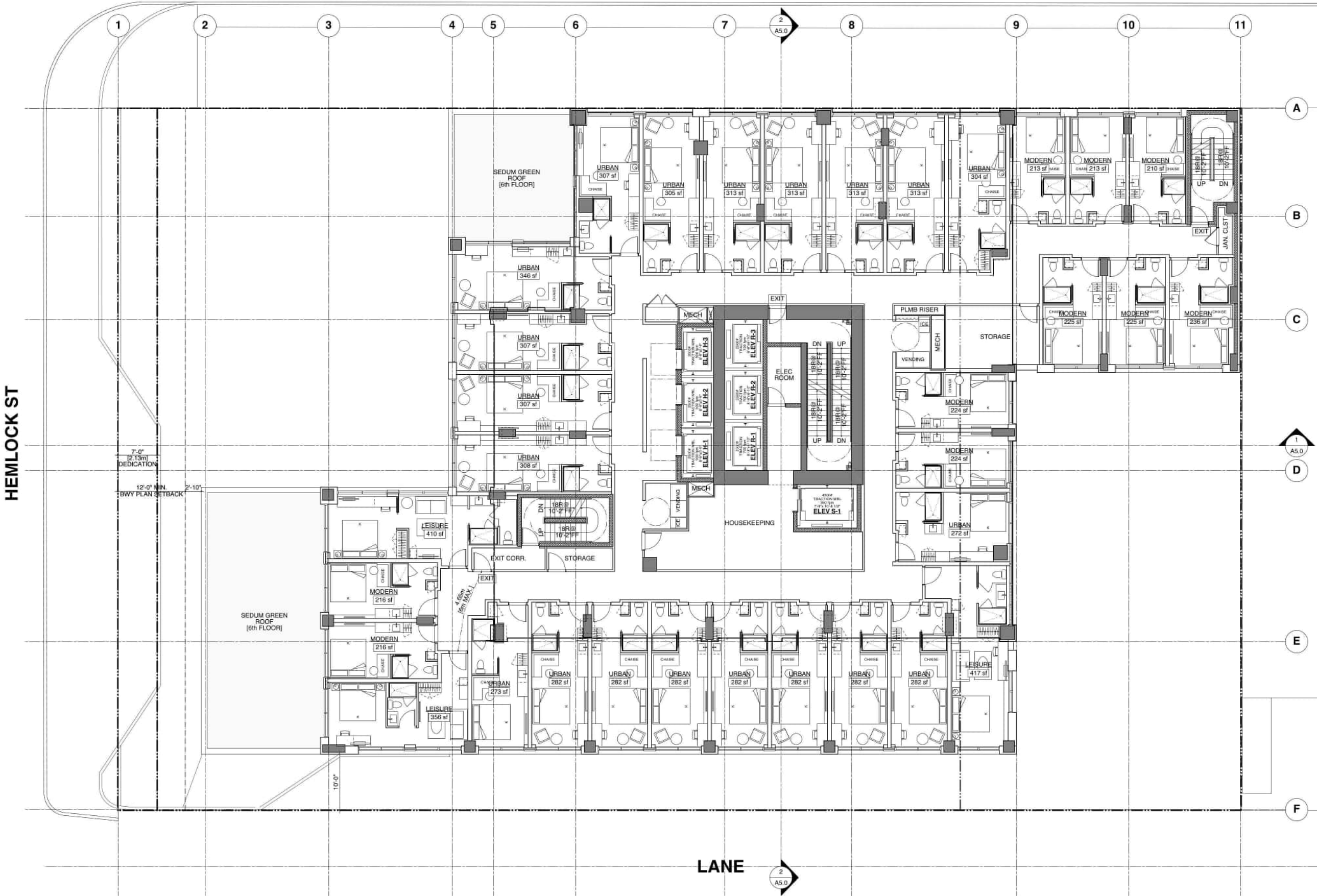
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5th FLOOR PLAN

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WEST BROADWAY



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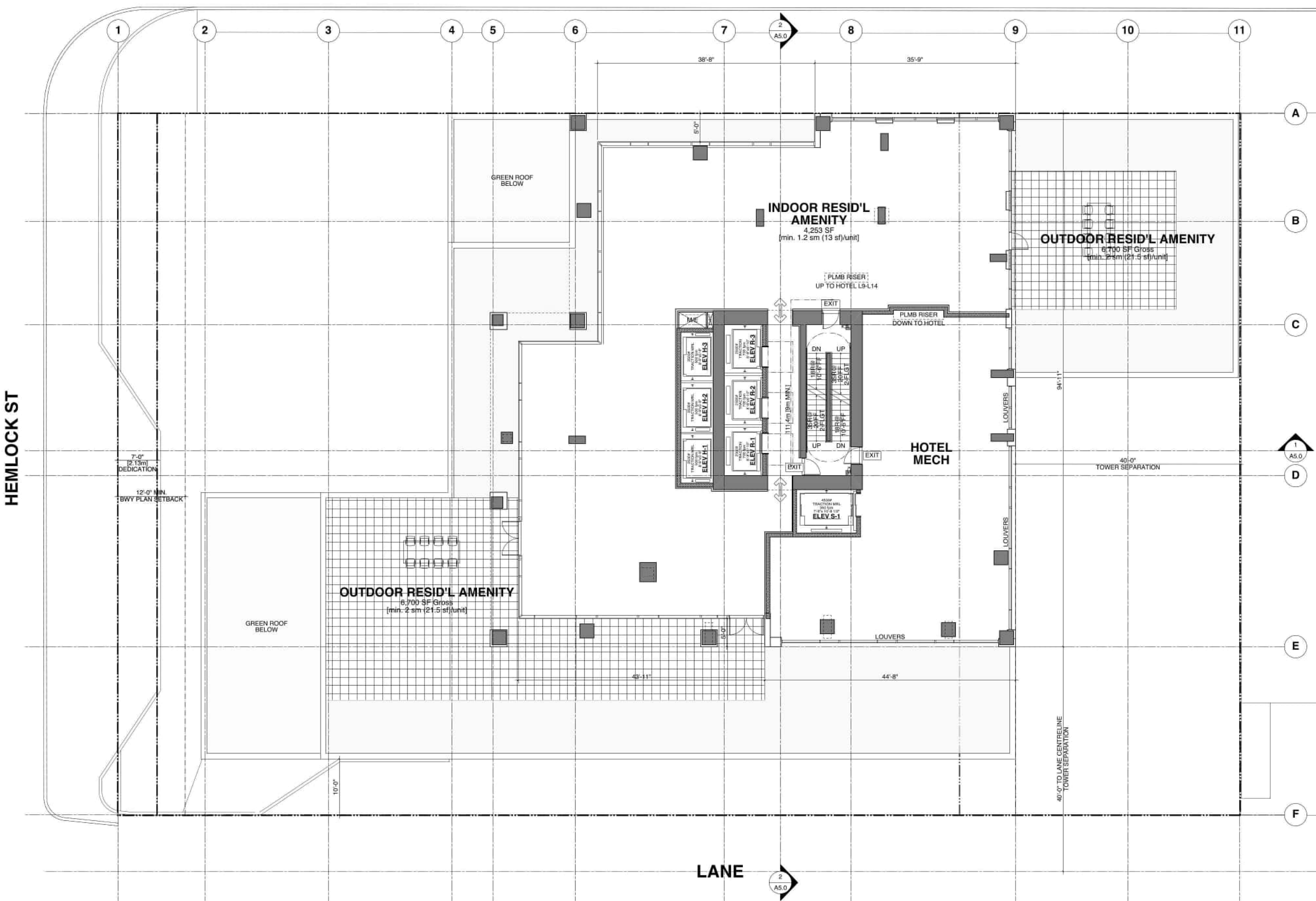


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**6th & 7th FLOOR
PLAN**

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DRAWN **KT**
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WEST BROADWAY



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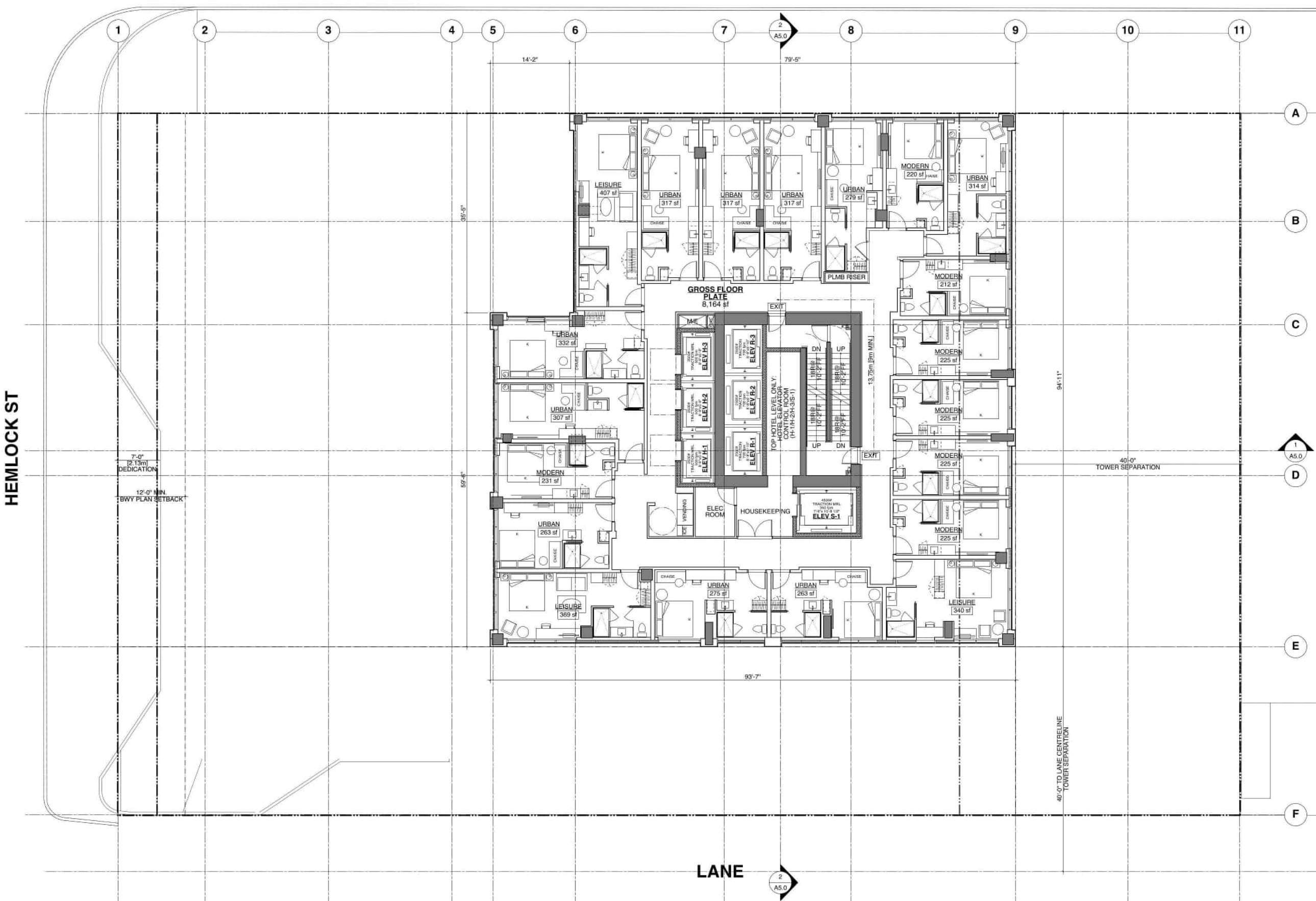


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@ HEMLOCK ST**

**8th FLOOR
PLAN**

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DRAWN **KT**
DATE **08 APR 2026**
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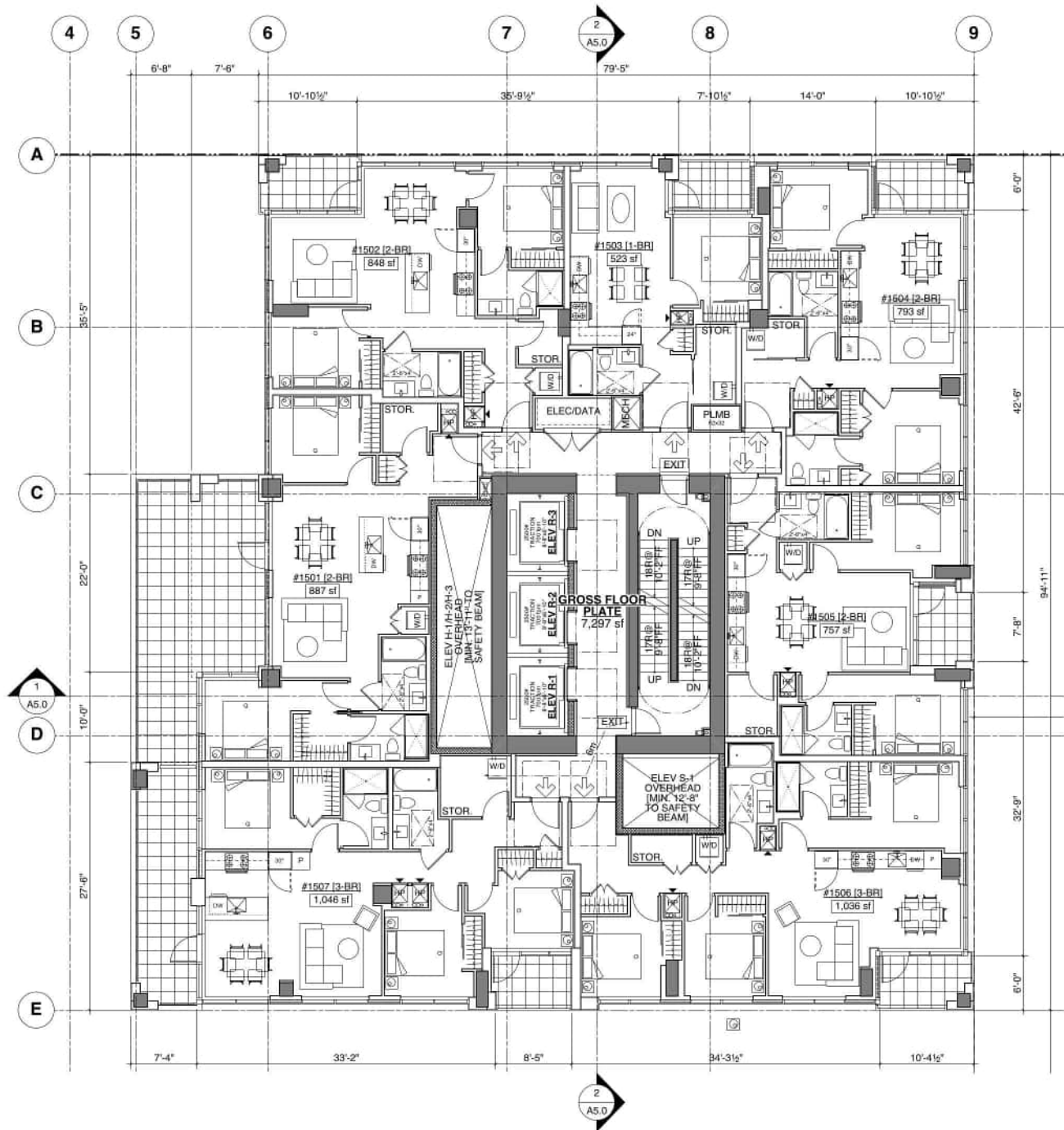
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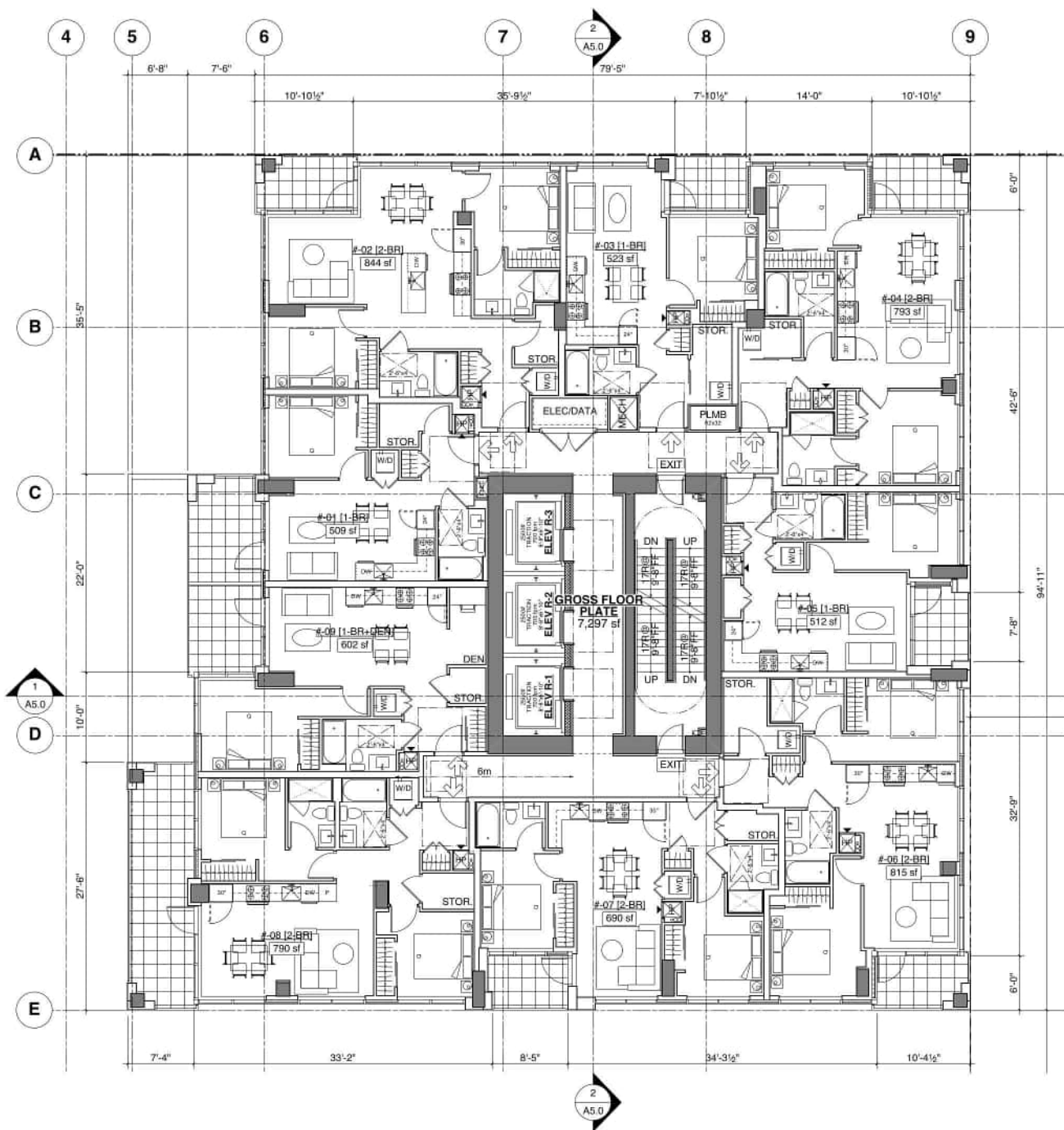
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**9th-14th FLOOR
PLAN [HOTEL]**

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1 15th FLOOR PLAN
7 UNITS @
1x 1-BR / 4x 2-BR / 2x 3-BR



2 TYPICAL TOWER FLOOR PLAN - 16/F-31/F
9 UNITS PER FLOOR @
4x 1-BR / 5x 2-BR

ISSUE/REVISION	
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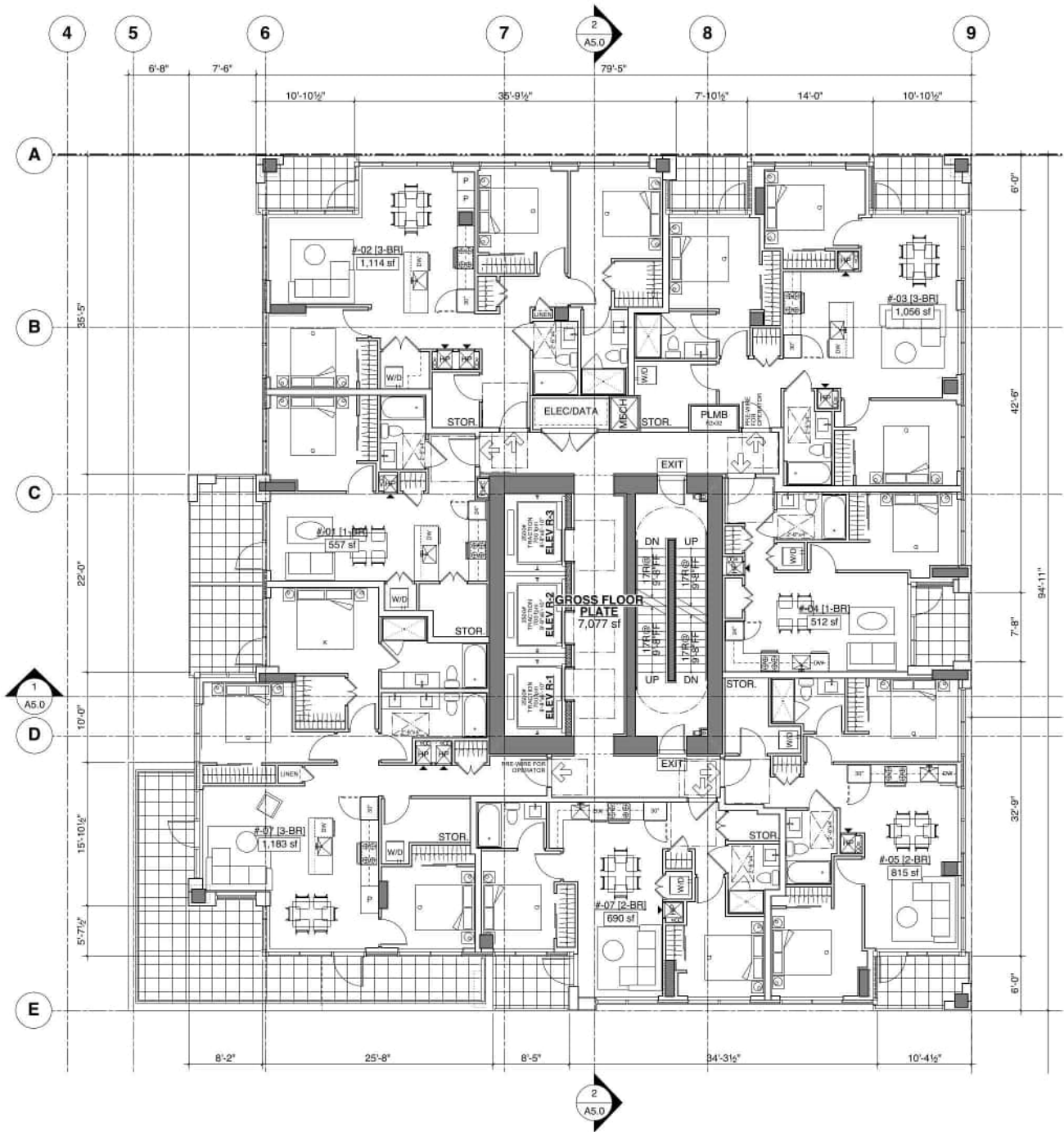
PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

**TOWER FLOOR
PLANS
[RESIDENTIAL]**

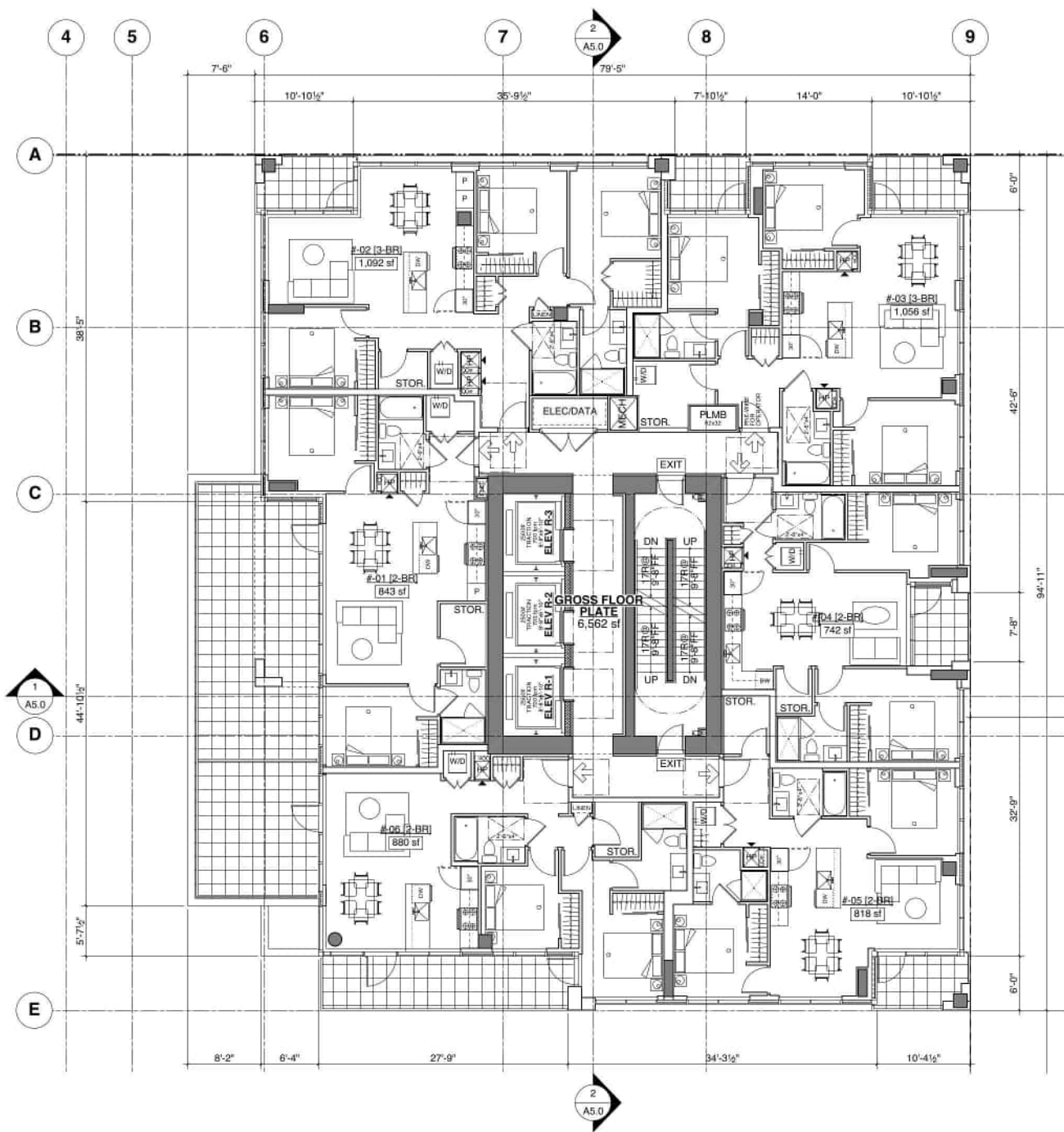
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SCALE	1/8" = 1'-0"
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1 32nd to 35th FLOOR PLAN
7 UNITS @
2x 1-BR / 2x 2-BR / 3x 3-BR



2 36th to 38th FLOOR PLAN
6 UNITS PER FLOOR @
4x 2-BR / 2x 3-BR

ISSUE/REVISION	
1	07/28/2025 ISSUED FOR REZONING
2	04/08/2026 RE-ISSUED FOR RZ



PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

**TOWER FLOOR
PLANS
[RESIDENTIAL]**

JOB NO.	18-05
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DATE	08 APR 2026
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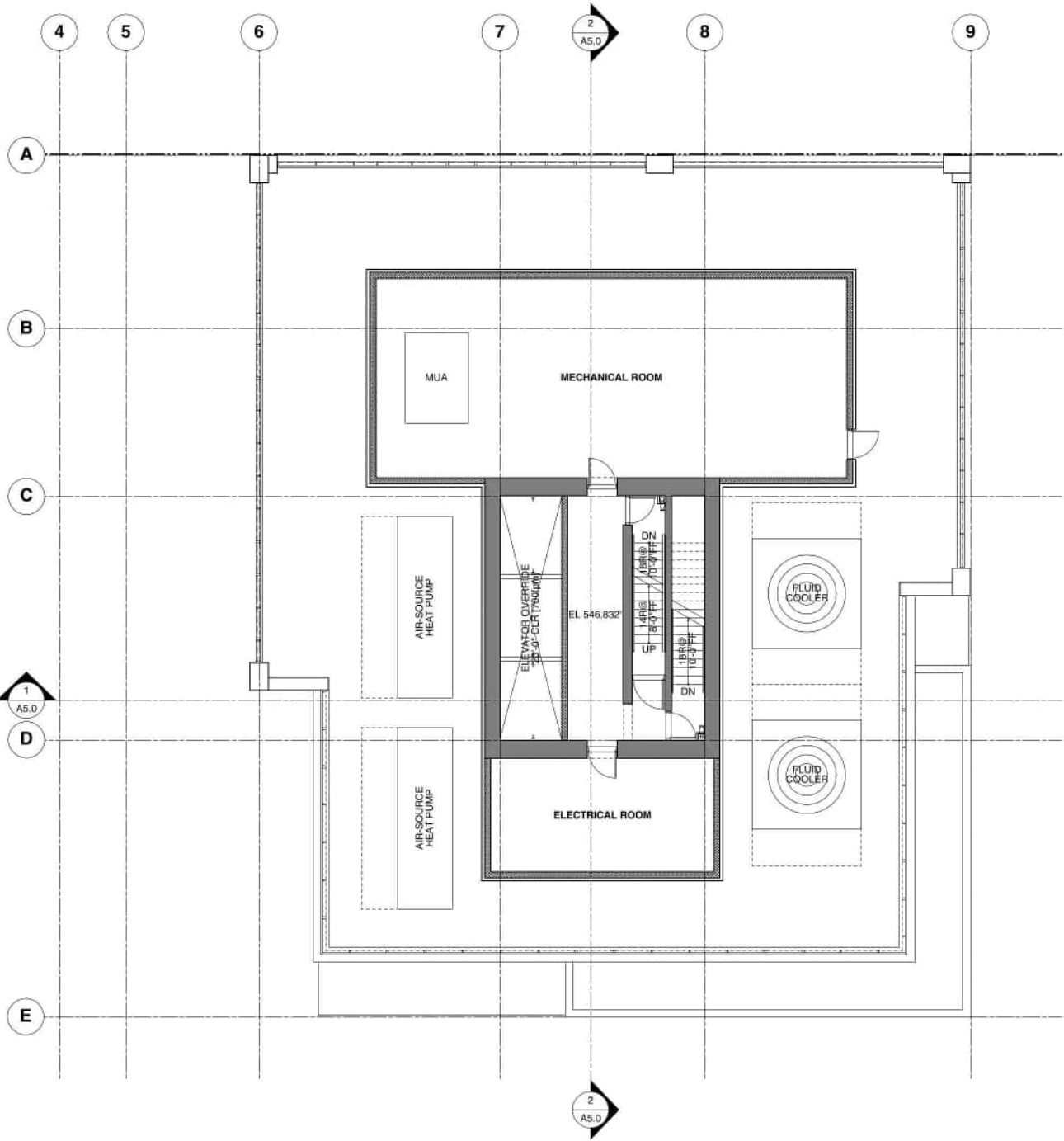
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2	04/08/2026 RE-ISSUED FOR RZ



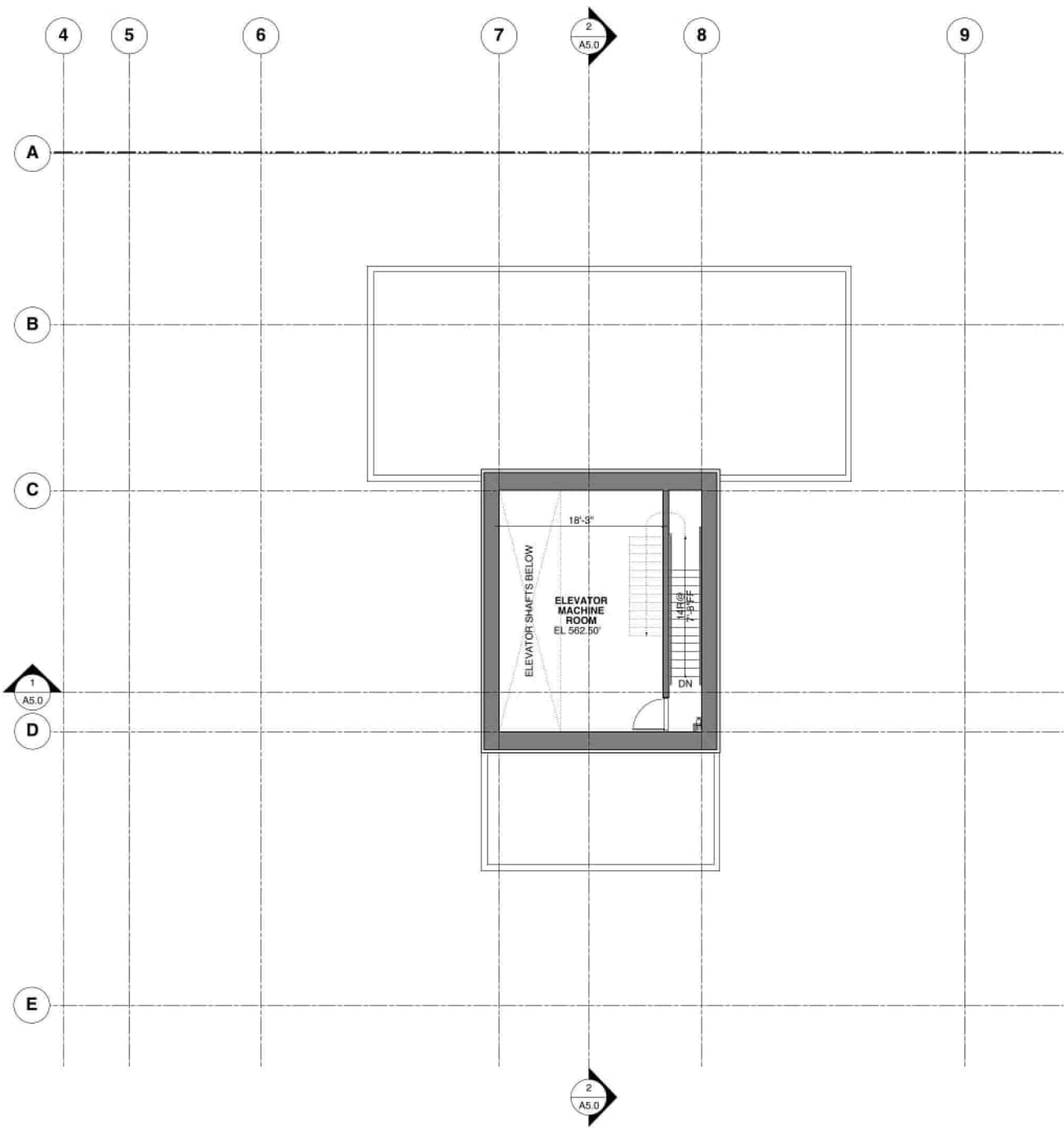
PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

**TOWER FLOOR
PLANS**

JOB NO.	18-05
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1 ROOFTOP MECHANICAL FLOOR PLAN



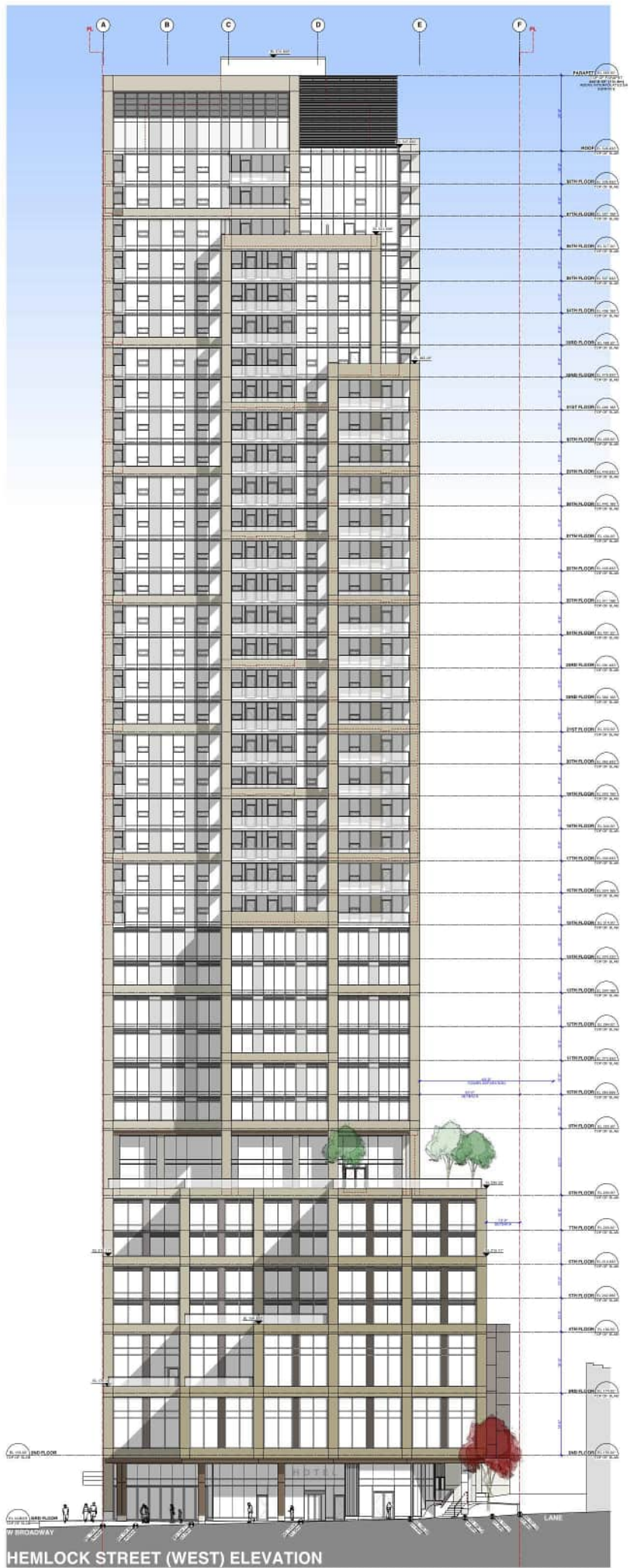
2 ELEVATOR MACHINE ROOM FLOOR PLAN

ISSUE/REVISION		ISSUED FOR REZONING
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PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

**NORTH & WEST
ELEVATIONS**

JOB NO.	19-06
DRAWN	KT
DATE	08 APR 2026
SCALE	1" = 20'-0"
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**1368 - 1398
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@ HEMLOCK ST**

**SOUTH & EAST
ELEVATIONS**

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DATE	08 APR 2026
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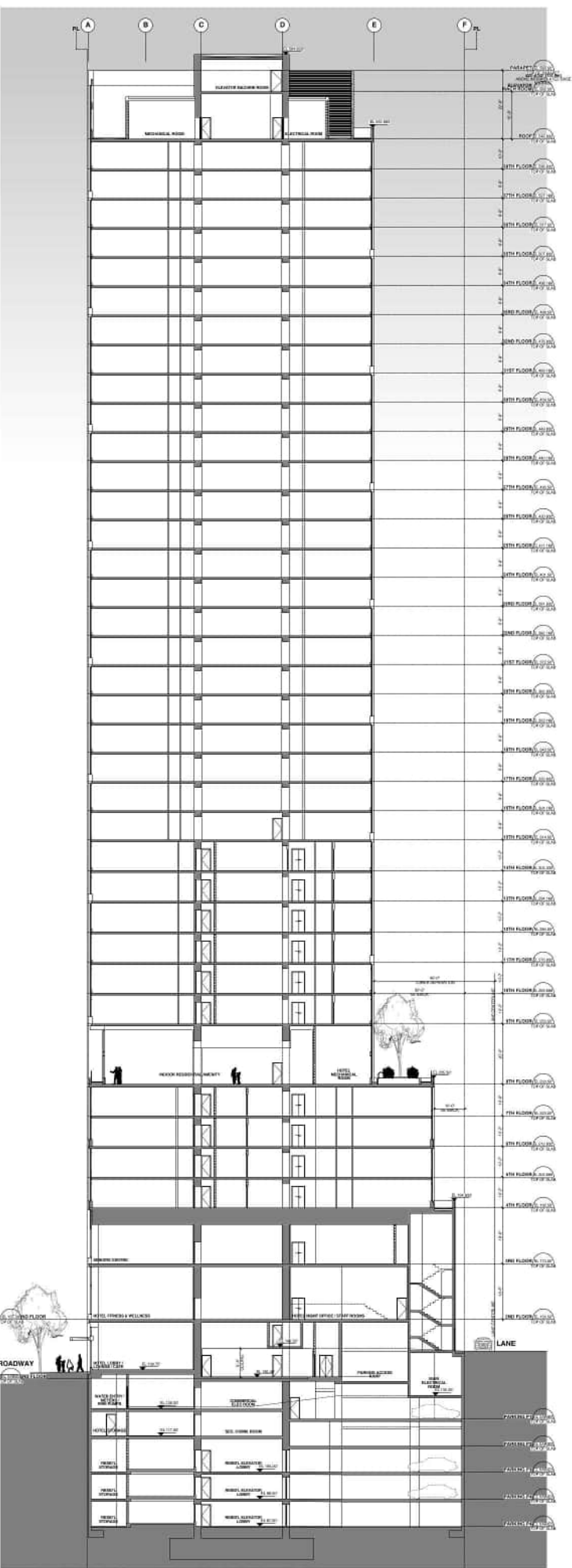
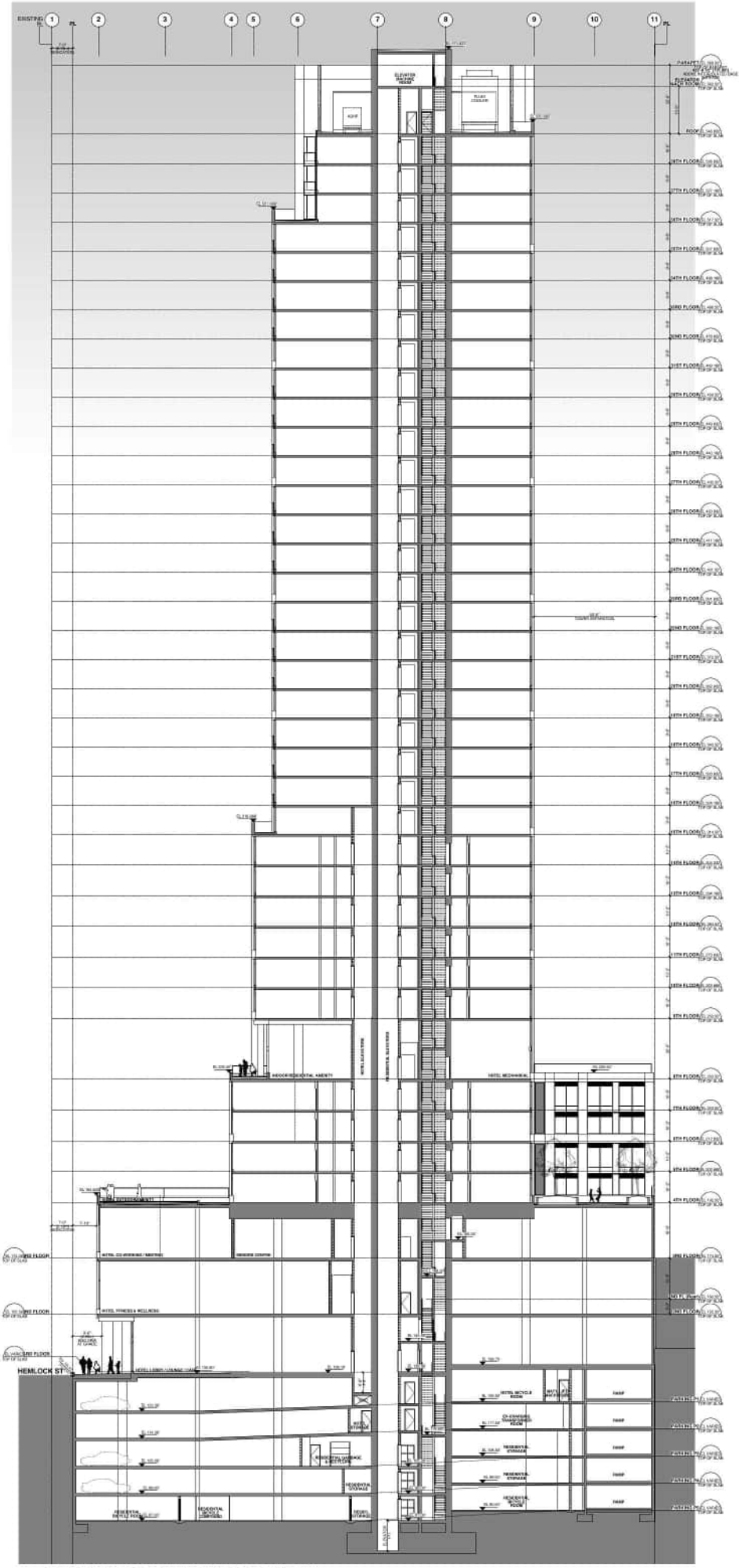


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PROJECT
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@ HEMLOCK ST**

**BUILDING
SECTIONS**

JOB NO.	19-06
DRAWN	KT
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SCALE	1:275
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NORTH	SCALE
	1:500

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L0.00



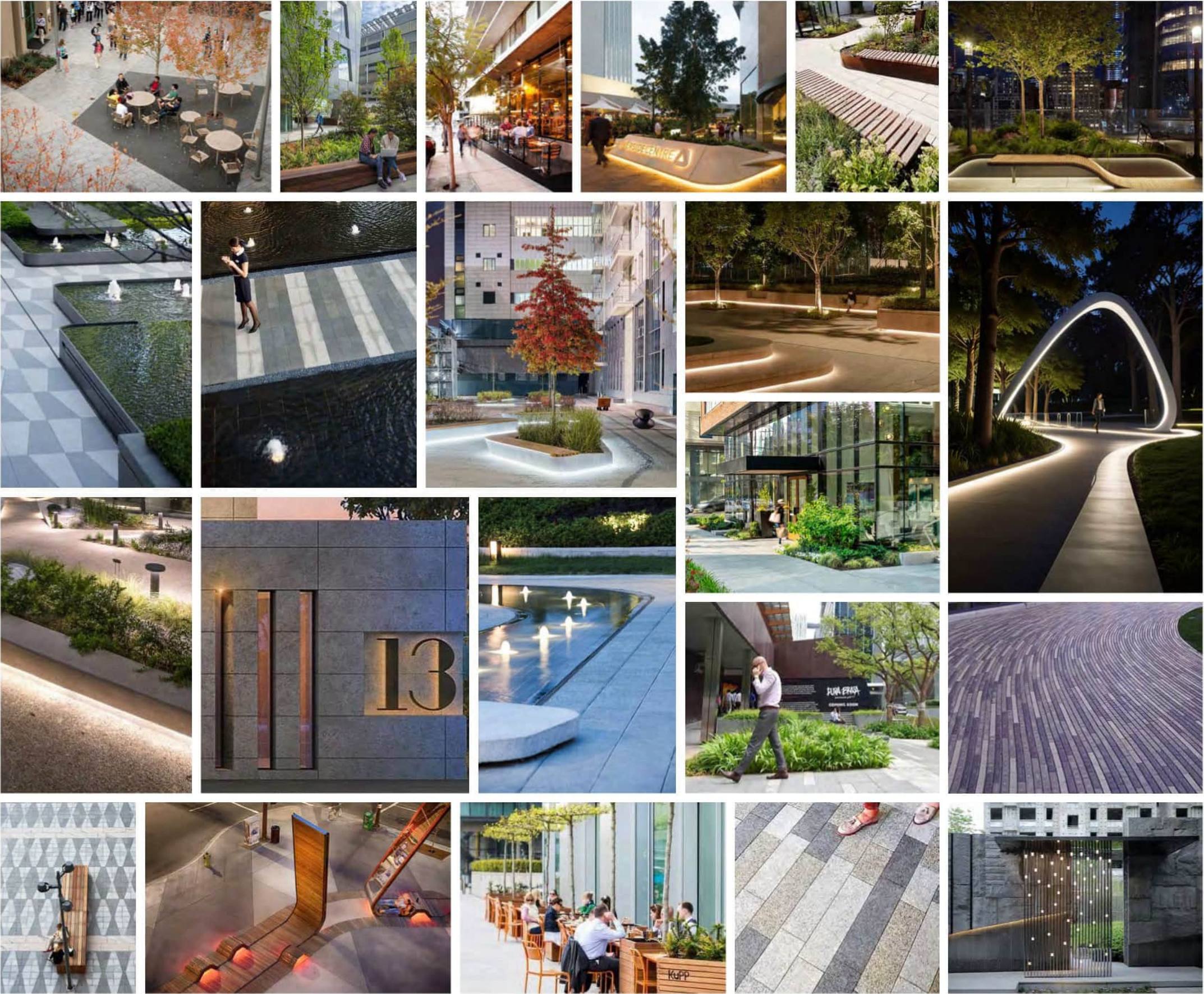
PROJECT NAME
CONCORD BROADWAY AND HEMLOCK

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DRAWING CONTENTS	
L0.00	COVER
L0.01	PRECEDENTS L1 PLAZA
L0.02	PRECEDENTS HOTEL AMENITY
L0.03	PRECEDENTS RESIDENTIAL AMENITY
L1.01	LAYOUT AND MATERIALS PLAN L1
L1.02	LAYOUT AND MATERIALS PLAN L3/L4
L1.03	LAYOUT AND MATERIALS PLAN L6/L7/L8
L2.01	GRADING PLAN L1
L2.02	GRADING PLAN L3/L4
L2.03	GRADING PLAN L6/L7/L8
L3.01	REPRESENTATIVE PLANTING LIST
L4.01	SECTIONS - L1
L4.02	SECTIONS - L4
L4.03	SECTIONS - L4
L4.04	SECTIONS - L8
L4.05	SECTIONS - L8

GROUND FLOOR PLAZA



PWL
PARTNERSHIP

5th Floor, East Asiatic House
1201 West Pender St, Vancouver, BC V6E 2V2
T 604.688.6111
www.pwlpартnership.com

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PRECEDENTS L1 PLAZA

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HOTEL AMENITY SPACE



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AMENITY

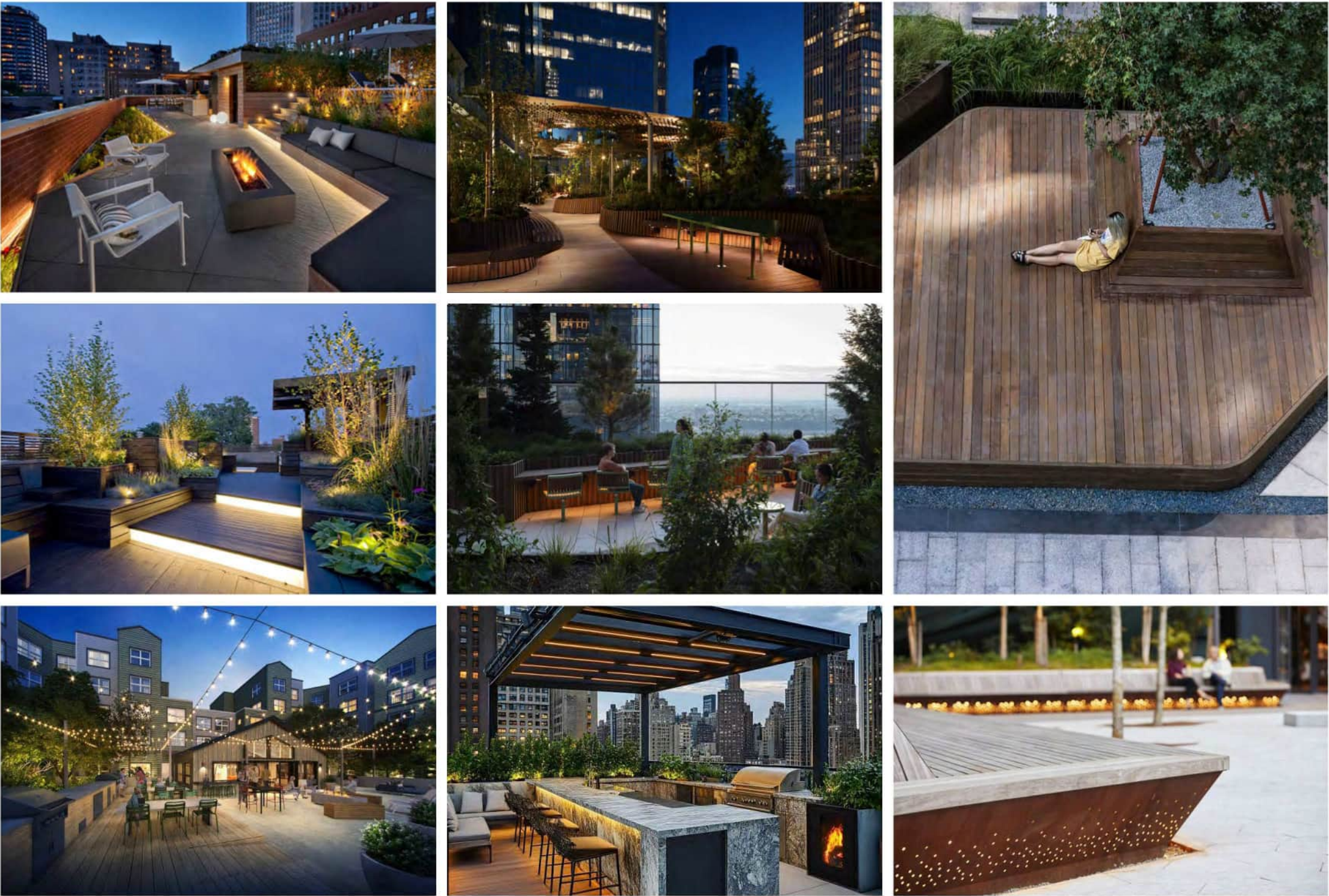
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RESIDENTIAL AMENITY SPACE



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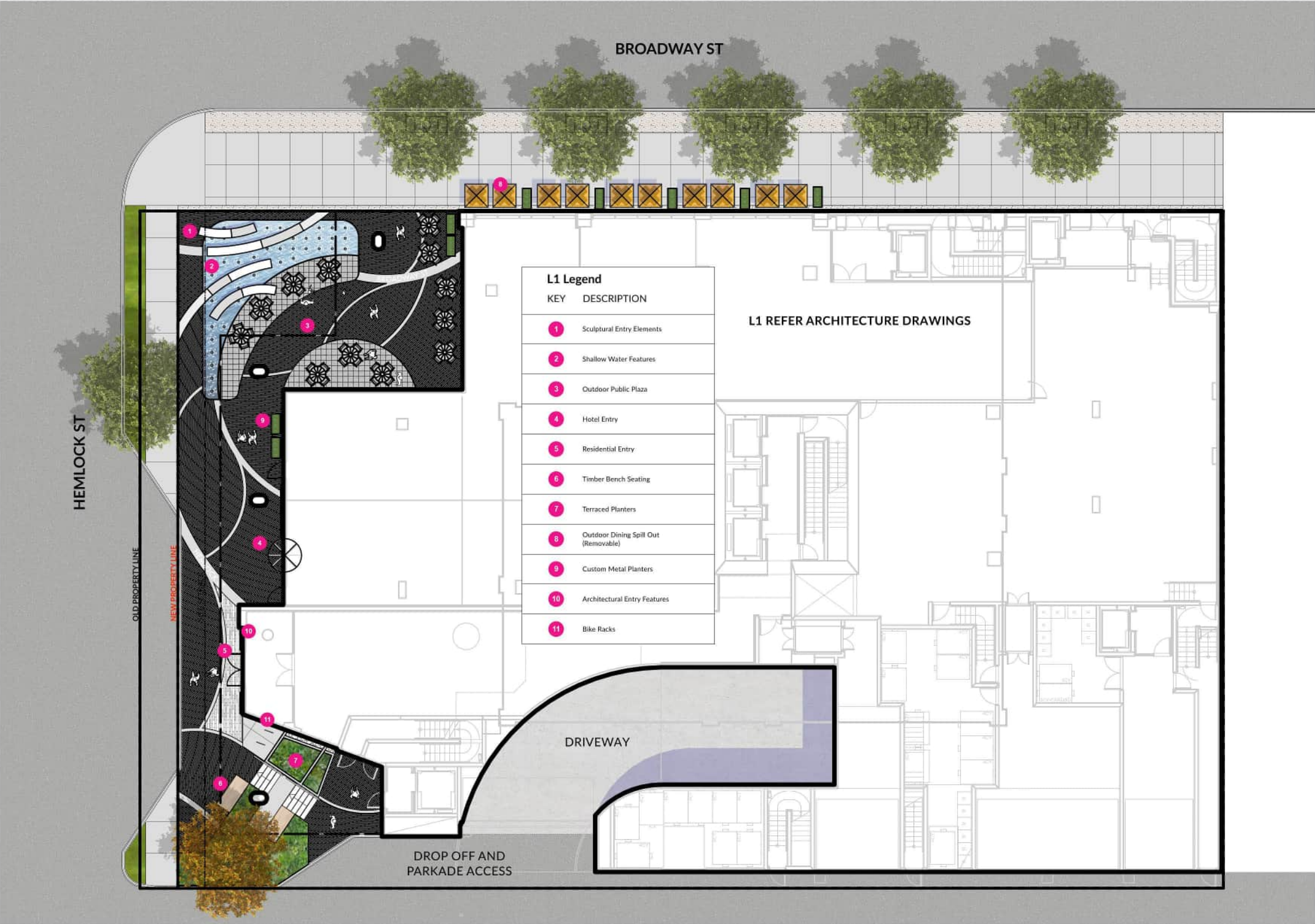
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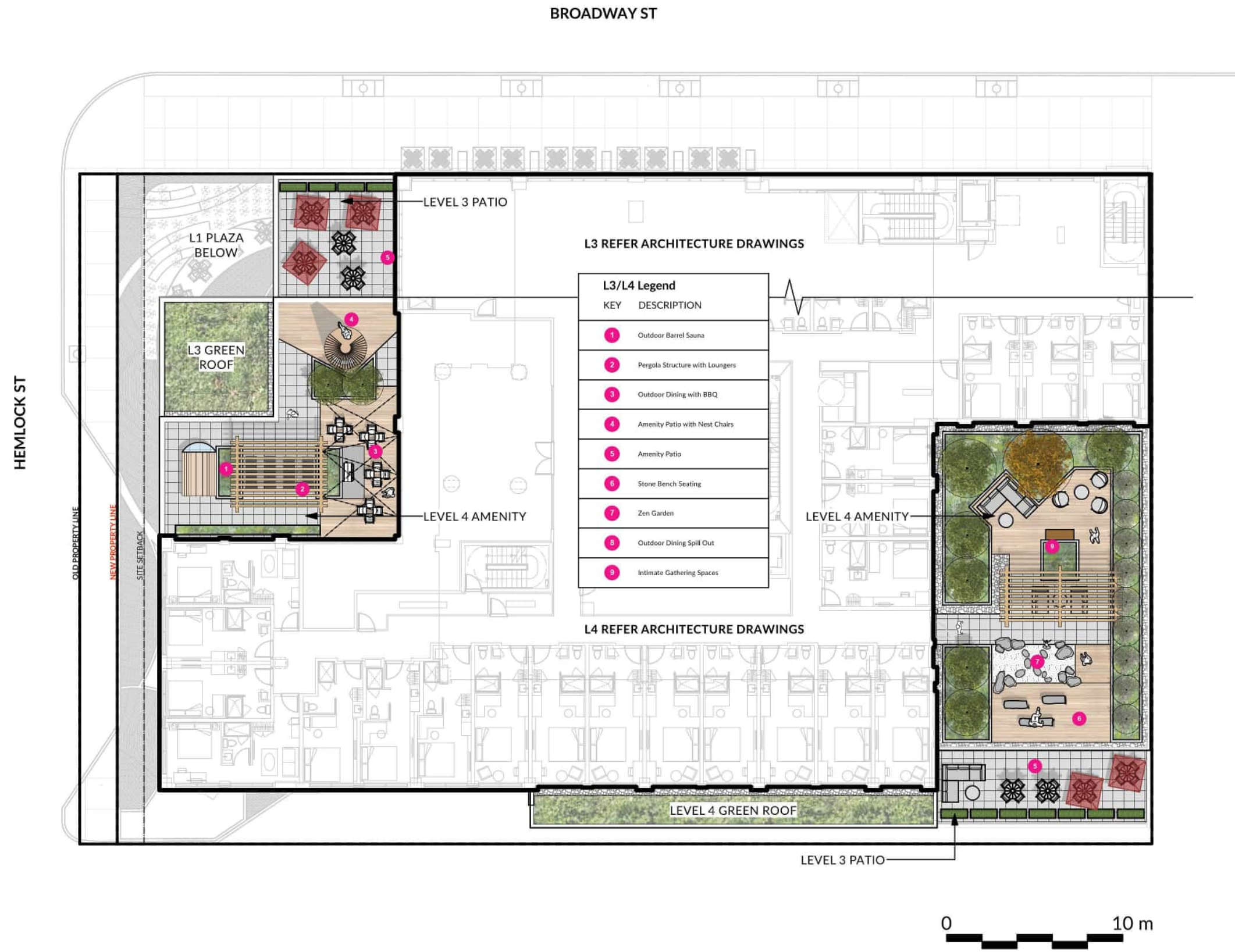
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**LAYOUT AND
MATERIALS PLAN L1**

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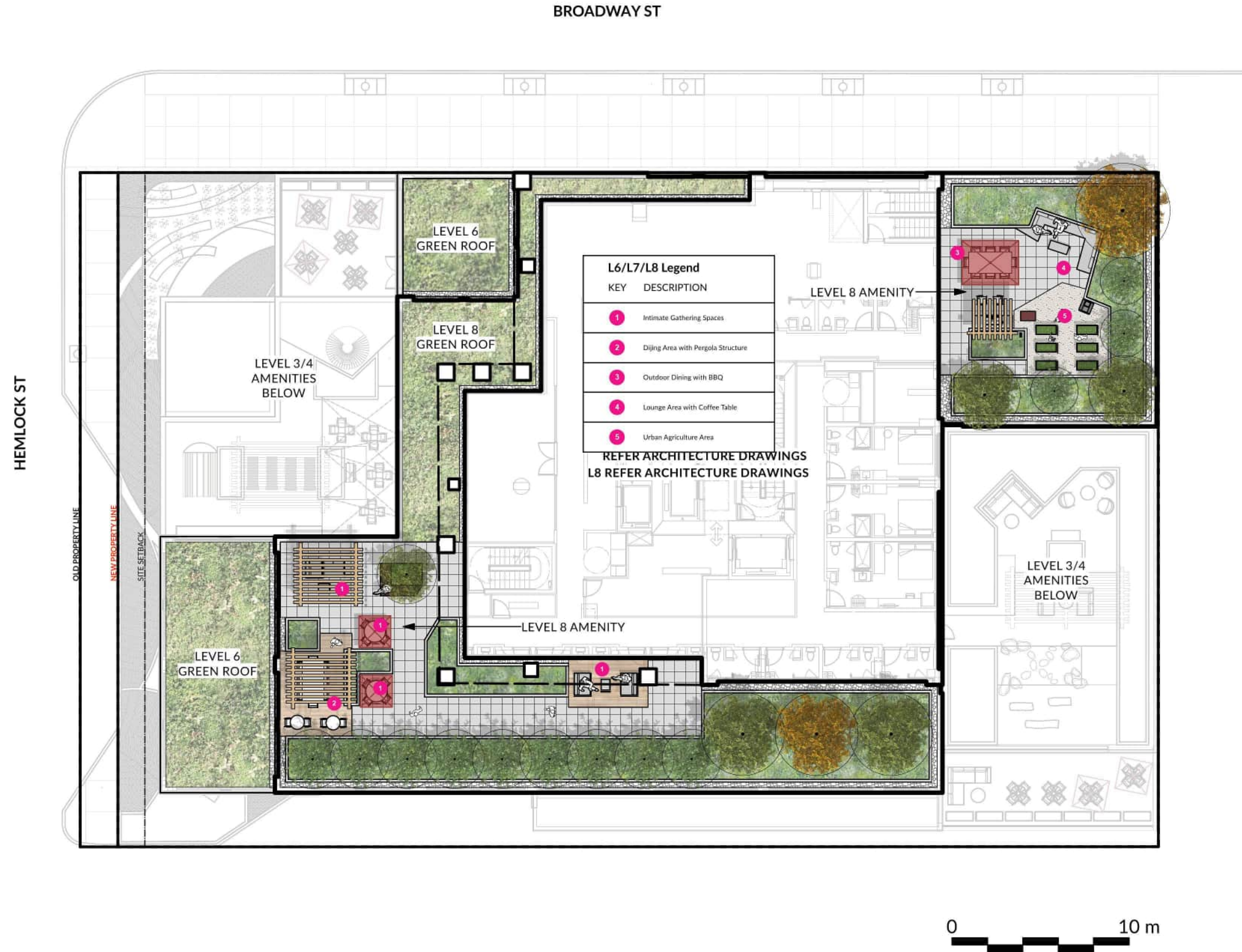
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LAYOUT AND MATERIALS PLAN L3/L4

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LAYOUT AND
MATERIALS PLAN

L6/L7/L8

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NORTH



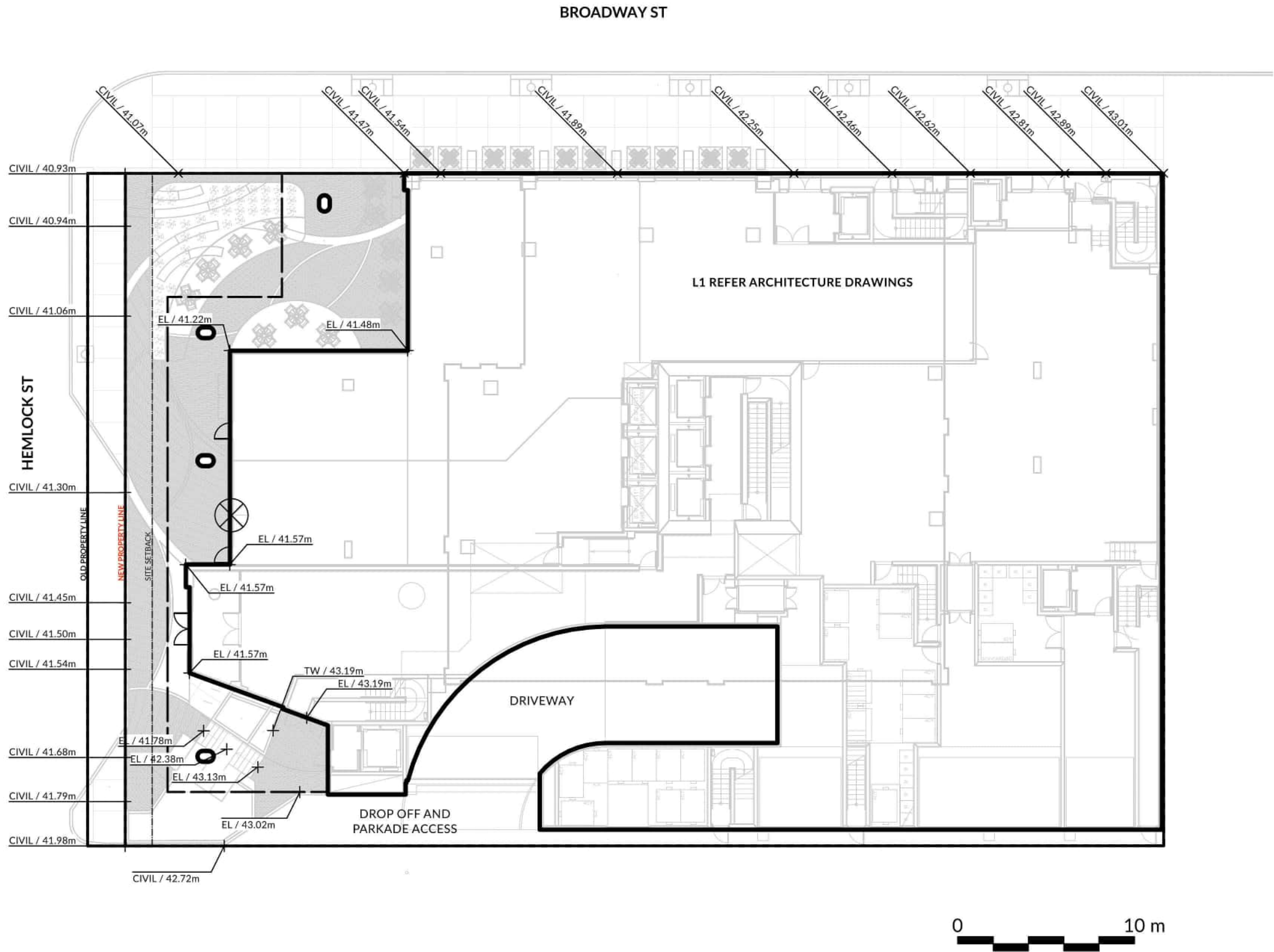
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FILE NAME		25057 PLAN.vwx	
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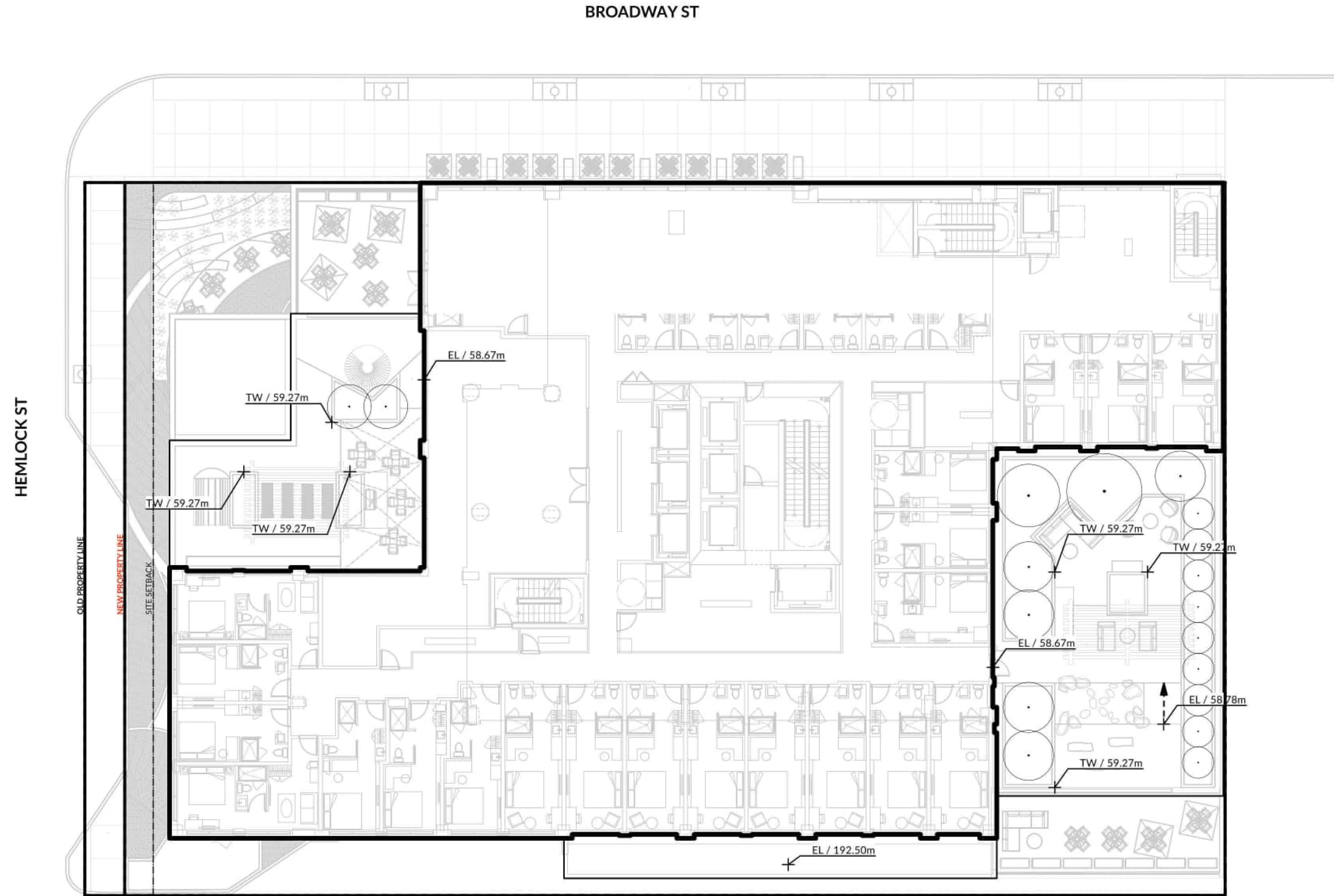
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GRADING PLAN L1

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GRADING PLAN L3/L4

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SCALE

1:250

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DATE 2025-07-28

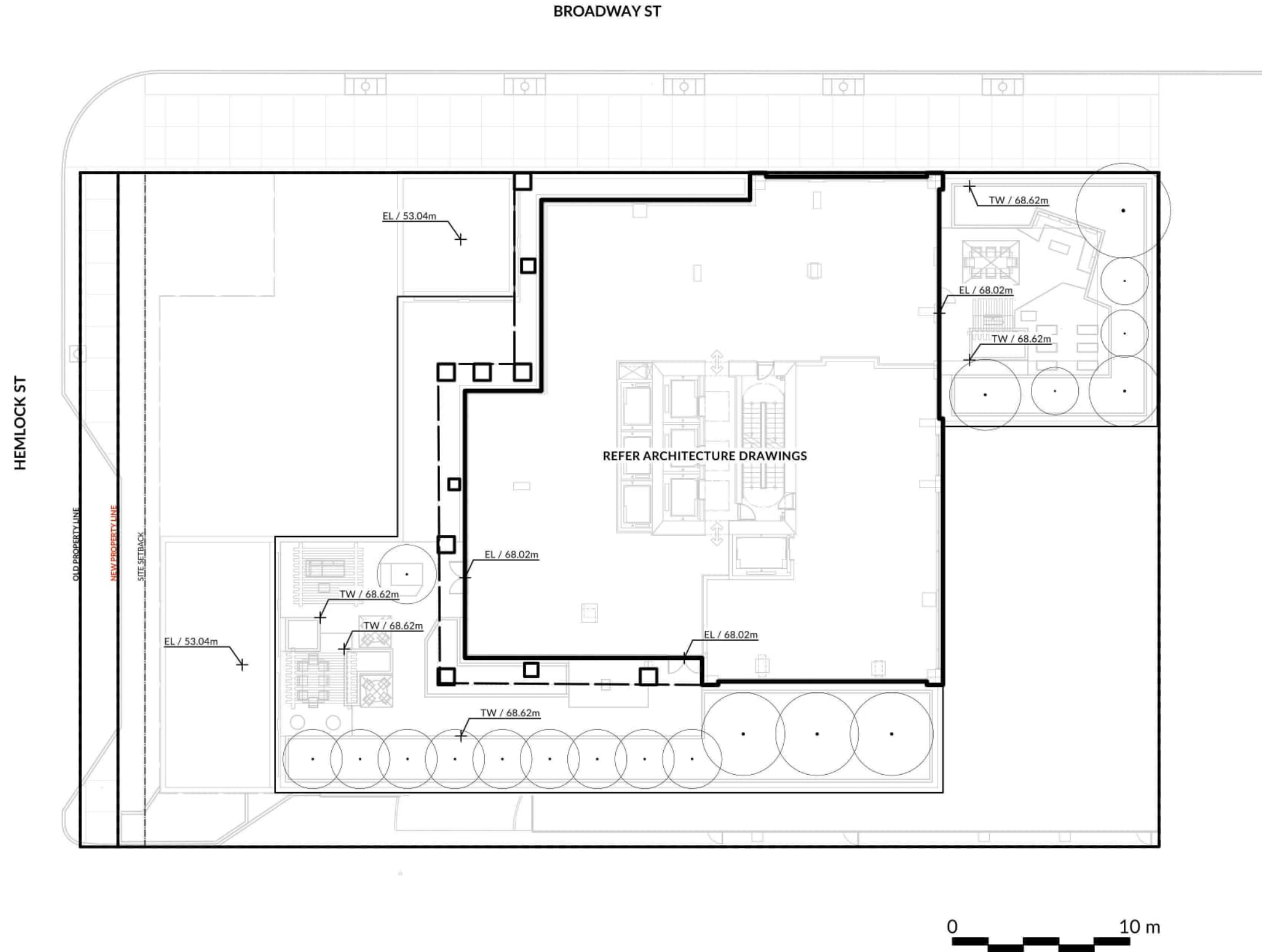
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**GRADING PLAN
L6/L7/L8**

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PROJECT NO.		25057	
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FILE NAME		25057 PLAN.vwx	
PLOTTED		2025-07-28	
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L2.03

Plant List 25057 CONCORD BROADWAY AND HEMLOCK					
ID	Qty	Botanical Name	Common Name	Scheduled Size Spacing	Remarks
Trees					
Shrubs					
CSK		Cornus sericea 'Kelseyii'	Kelseyii Dogwood	#2 pot 75cm (30")	Well established, nursery grown
GSH		Gaultheria shallon	Salal	#2 pot 75cm (30")	Well established, nursery grown
QEC		Oemleria cerasiformis	Indian plum	#2 pot 107cm (42")	Well established, nursery grown
RNK		Rosa nootkana	Nootka rose	#2 pot 75cm (30")	Well established, nursery grown
SPN		Salix purpurea 'Nana'	Dwarf Purple Osier	#2 pot 75cm (30")	Well established
SJP		Skimmia japonica	Japanese Skimmia	#3 pot 60cm (24")	Well established
SDG		Spiraea douglasii	Douglas Spiraea	#2 pot 90cm (36")	Well established, nursery grown
VOV		Vaccinium ovatum	Evergreen Huckleberry	#3 pot 75cm (30")	Well established, nursery grown
Ground Cover					
AUU		Arctostaphylos uva-ursi	Kinnikinnick	#1 pot 38 cm (15")	15cm (6") leads. Minimum 3 leads
FCH		Fragaria chiloensis	Beach Strawberry	#1 pot 38cm (15")	10cm (4") height. Well established, nursery grown
MHP		Mahonia nervosa	Dwarf Oregon Grape	#1 pot 40cm (16")	Well established, nursery grown
MRS		Mahonia repens	Creeping Barberry	#1 pot 40cm (16")	Well established, nursery grown
Perennials					
AMF		Achillea millefolium	Common White Yarrow	#1 pot 30cm (12")	Well established
AFR		Aquilegia formosa	Red Columbine	#1 pot 30 cm (12")	Well established, nursery grown
EPB		Echinacea purpurea	Purple Cone Flower	#1 pot 45 cm (18")	Well established
IVC		Iris versicolor	Blue Flag Iris	#1 pot 38 cm (15")	Well established
PGG		Polygonatum biflorum	Great Solomon's Seal	#1 pot 45 cm (18")	Well established
Ornamental Grasses					
CAK		Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reedgrass	#1 pot 75 cm (30")	Well established
PAH		Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1 pot 45 cm (18")	Well established
CEA		Carex elata 'Aurea'	Golden Variegated Sedge	#1 pot 45 cm (18")	Well established
COB		Carex obnupta	Slough Sedge	#1 pot 60 cm (24")	Well established
JEF		Juncus effusus	Common Rush	#1 pot 60 cm (24")	Well established
BSP		Blechnum spicant	Deer Fern	#1 pot 38 cm (15")	Well established, nursery grown
PMU		Polystichum munitum	Western Sword Fern	#1 pot 40 cm (16")	Well established, nursery grown

SHRUBS



Cornus sericea 'Kelseyii'



Gaultheria shallon



Oemleria cerasiformis



Rosa nootkana



Salix purpurea 'Nana'



Skimmia japonica



Spiraea douglasii



Vaccinium ovatum

TREES



Acer palmatum 'Green'



Amelanchier alnifolia



Cornus kousa



Styrax japonica

GROUND COVER



Arctostaphylos uva-ursi



Fragaria chiloensis



Mahonia nervosa



Mahonia repens

PERENNIALS



Achillea millefolium



Aquilegia formosa



Iris versicolor



Polygonatum biflorum

ORNAMENTAL GRASSES



Calamagrostis x acutiflora 'Karl Foerster'



Pennisetum alopecuroides 'Hamelin'

AQUATIC PLANTS



Carex elata 'Aurea'



Carex obnupta



Juncus effusus

FERNS



Blechnum spicant



Polystichum munitum

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REVISIONS AND ISSUES

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1	2025-07-28	ISSUED FOR REZONING

PROJECT
CONCORD BROADWAY
AND HEMLOCK

ADDRESS
1368 - 1398 WEST BROADWAY,
VANCOUVER, BC
AS ABOVE

DRAWING TITLE
REPRESENTATIVE
PLANTING LIST

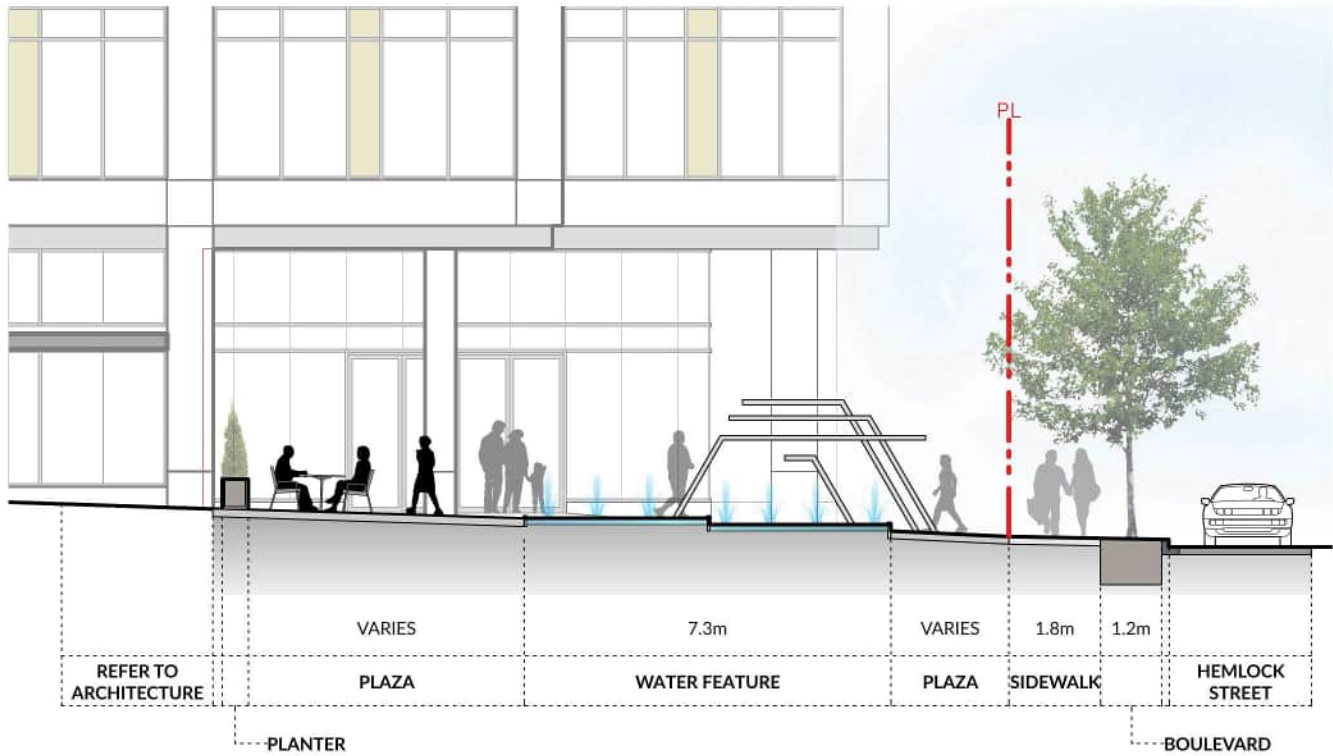
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NORTH		SCALE	
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DATE		2025-07-28	
FILE NAME		25057 PLAN.vwx	
PLOTTED		2025-07-28	
DRAWN	KI	REVIEWED	AE/GB

DRAWING
L3.01



KEY PLAN: L1
Scale: 1:500



1 Section 1
Scale: 1:150



2 Section 2
Scale: 1:150

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SECTIONS - L1

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NORTH



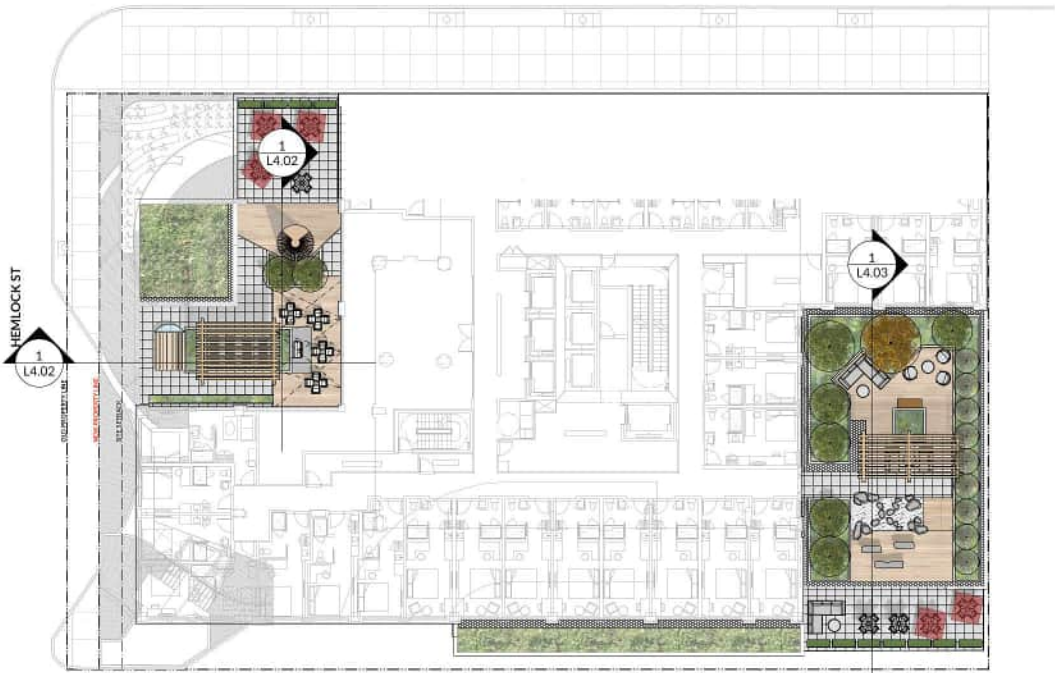
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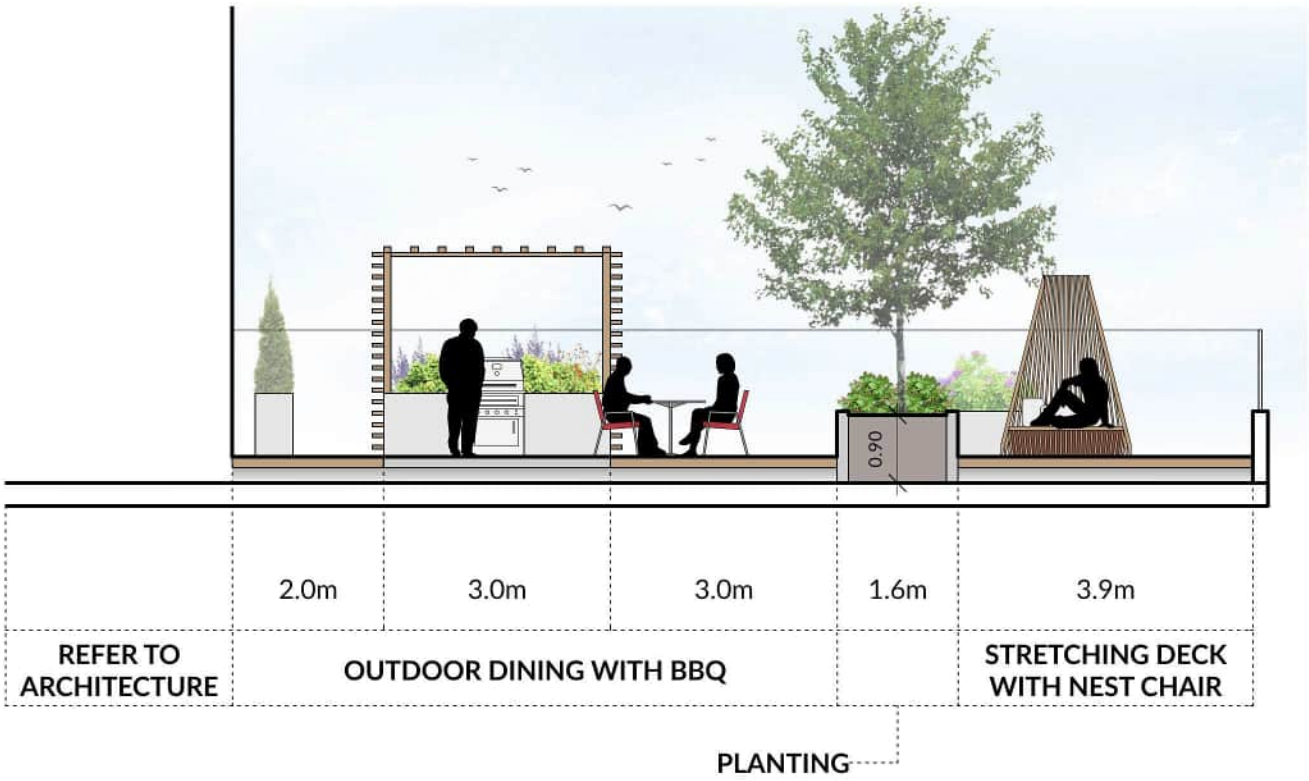
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PLOTTED	2025-07-28
DRAWN	KRG/KI
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DRAWING

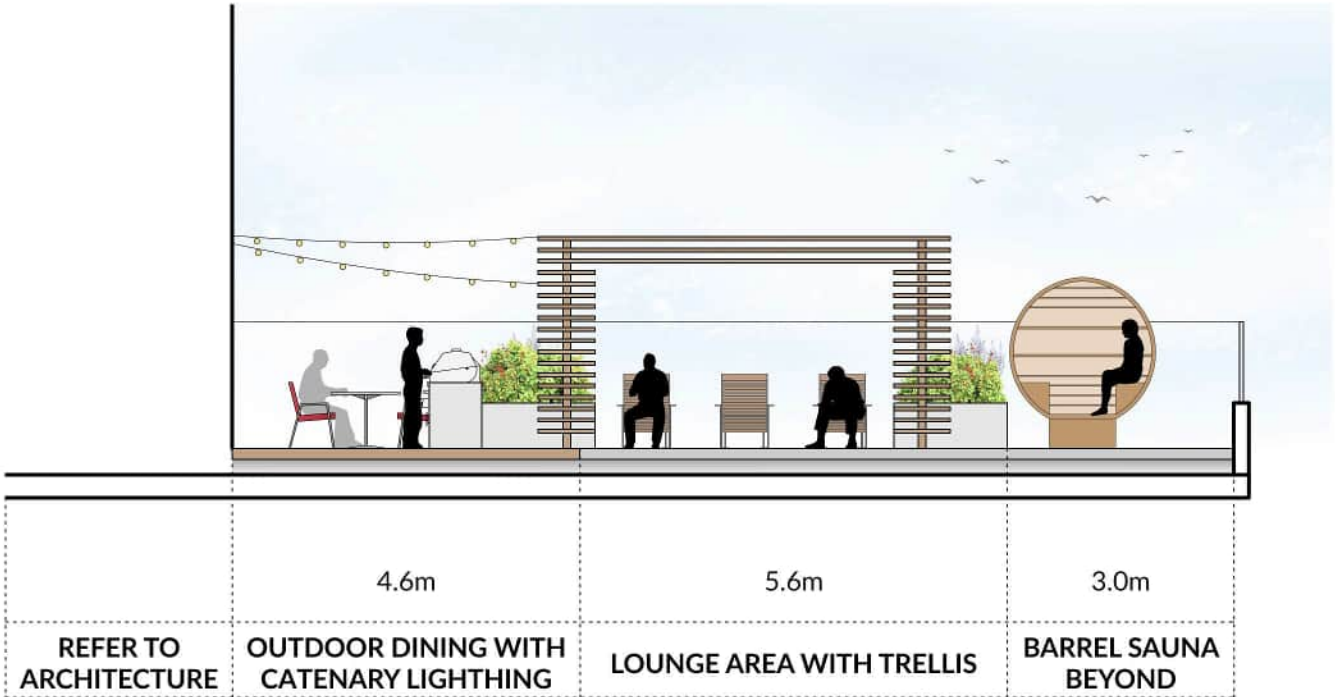
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KEY PLAN: L4
Scale: 1:500



Section 1
Scale: 1:100



Section 2
Scale: 1:100

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SECTIONS - L4

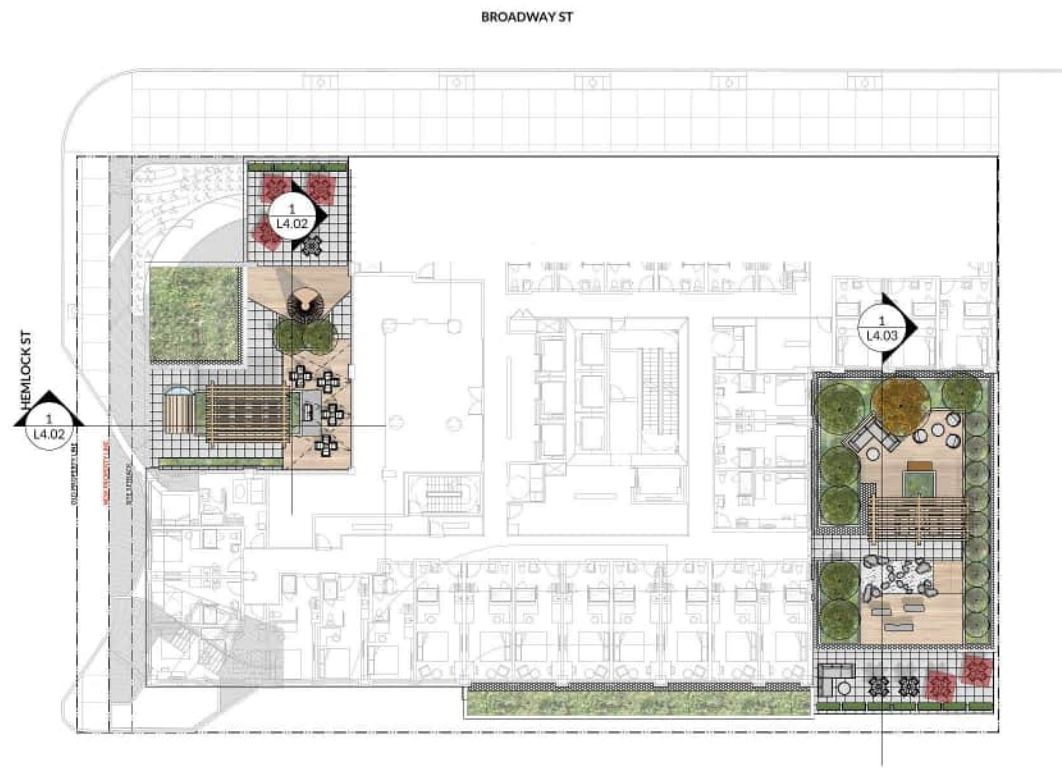
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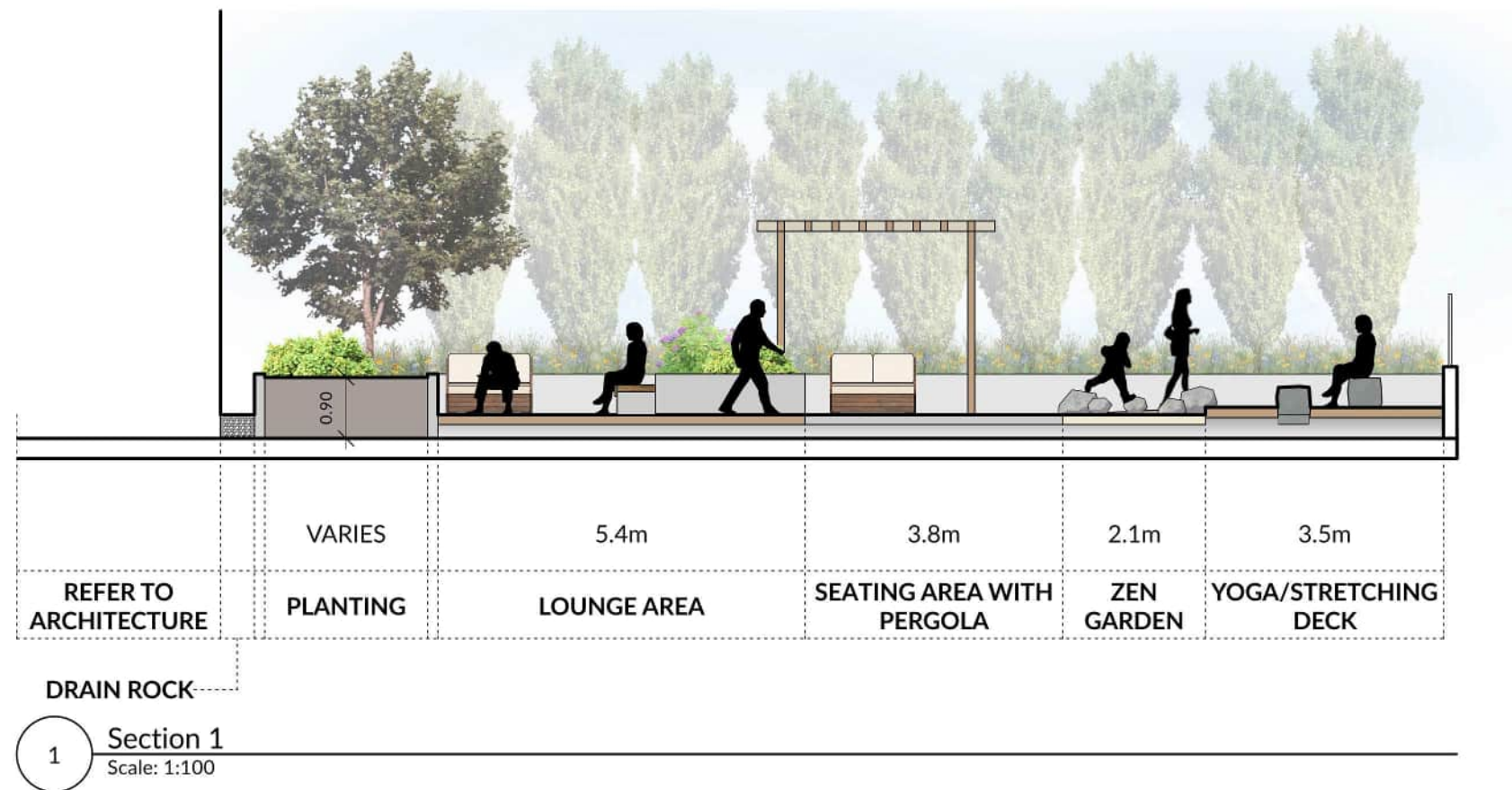
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PLOTTED	2025-07-28
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REVIEWED	AE/GB

DRAWING

L4.02



KEY PLAN: L4
Scale: 1:500



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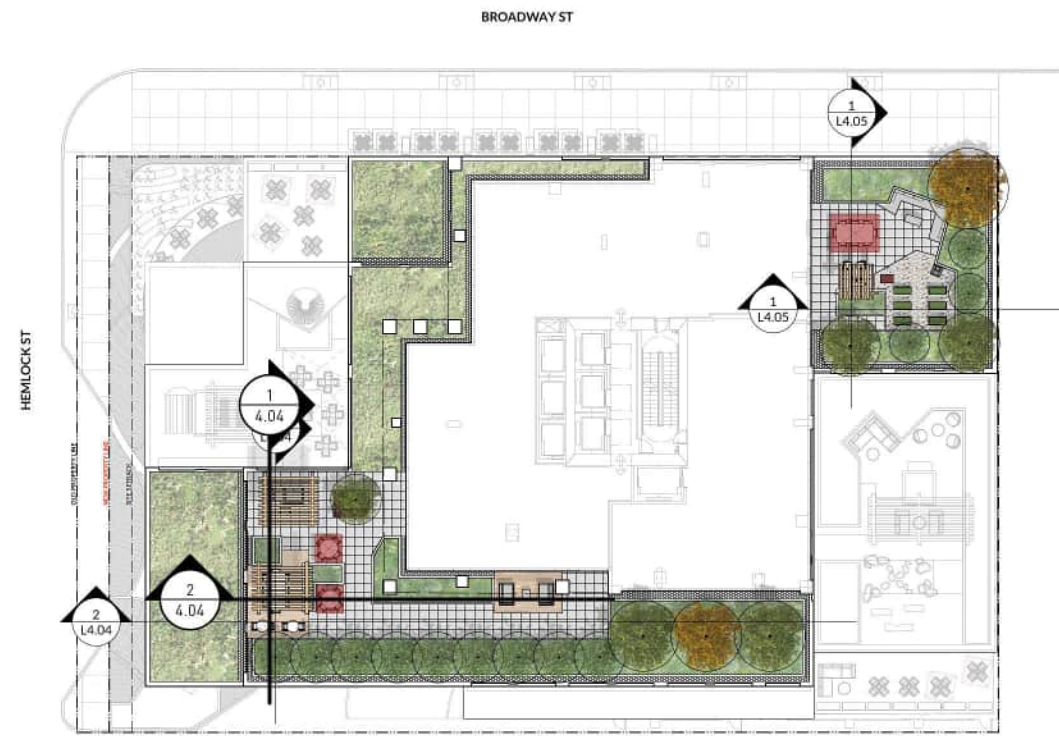
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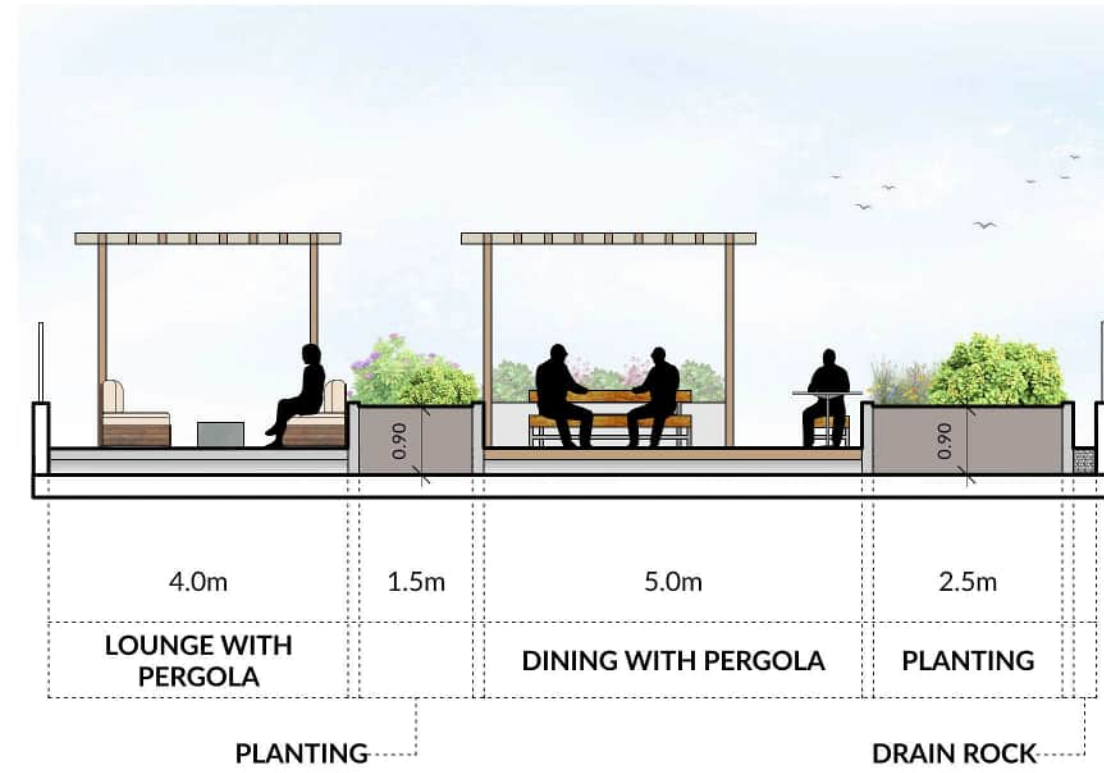
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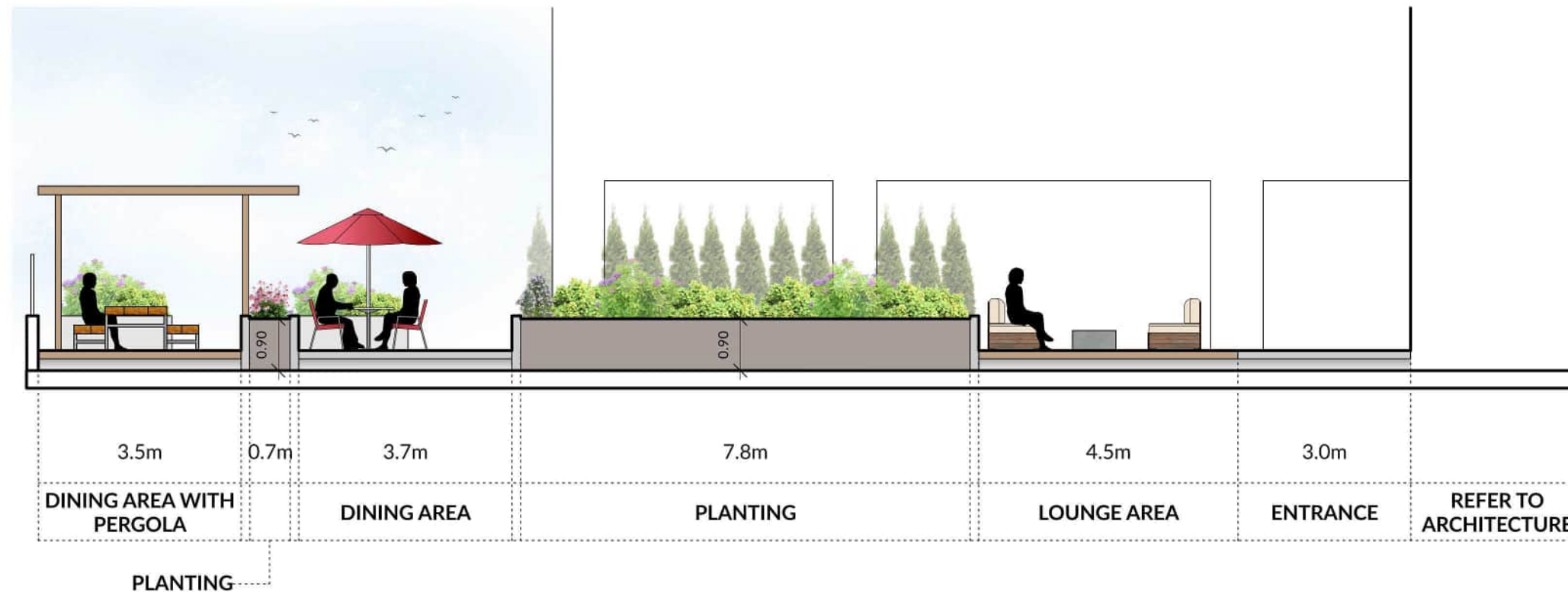
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KEY PLAN: L8
Scale: 1:500



Section 1
Scale: 1:100



Section 2
Scale: 1:100

PWL

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SECTIONS - L8

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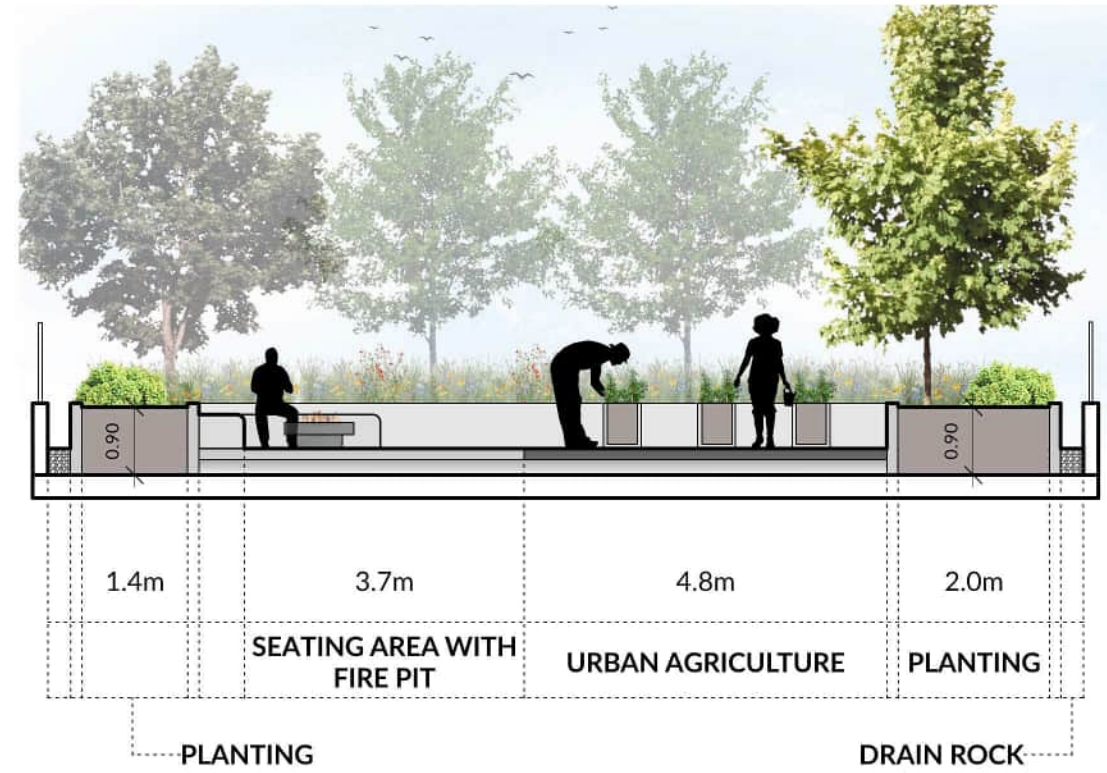
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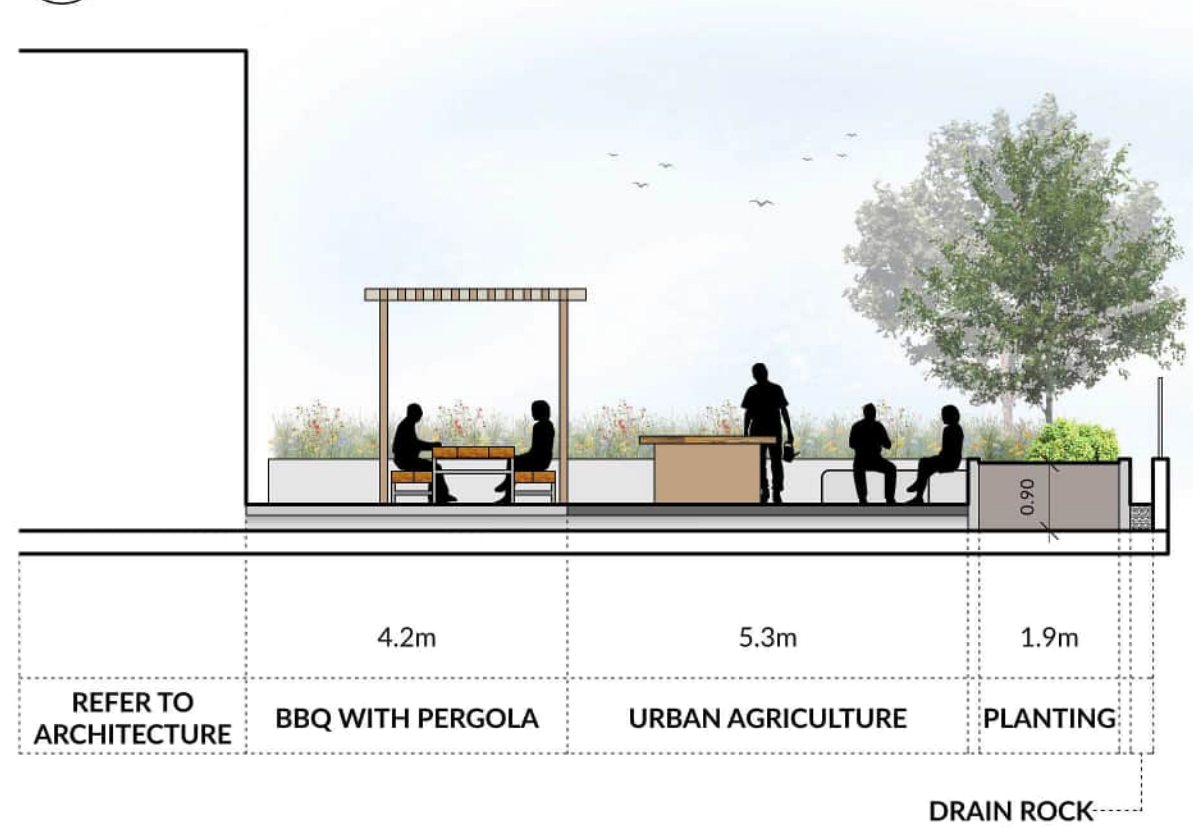
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KEY PLAN: L8
Scale: 1:500



Section 1
Scale: 1:100



Section 2
Scale: 1:100

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NORTH



SCALE

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PROJECT NO. 25057

DATE 2025-07-28

FILE NAME 25057 SECTIONS.vwx

PLOTTED 2025-07-28

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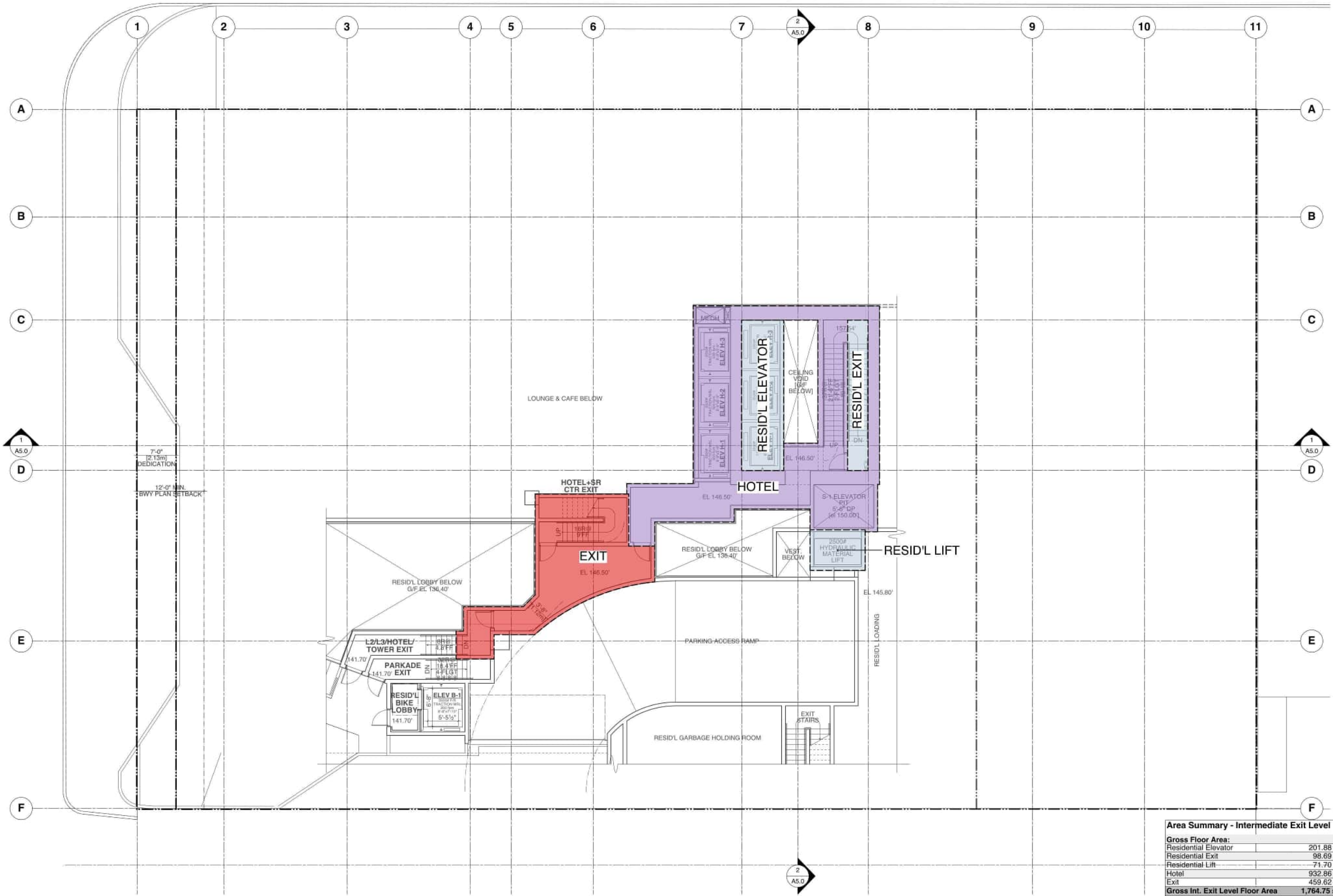
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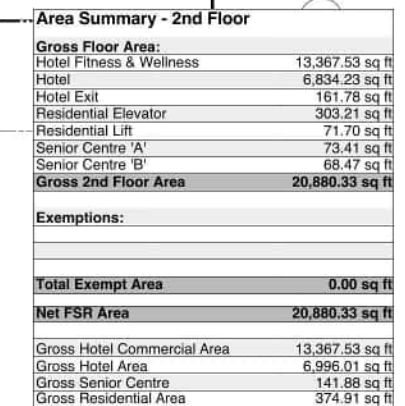
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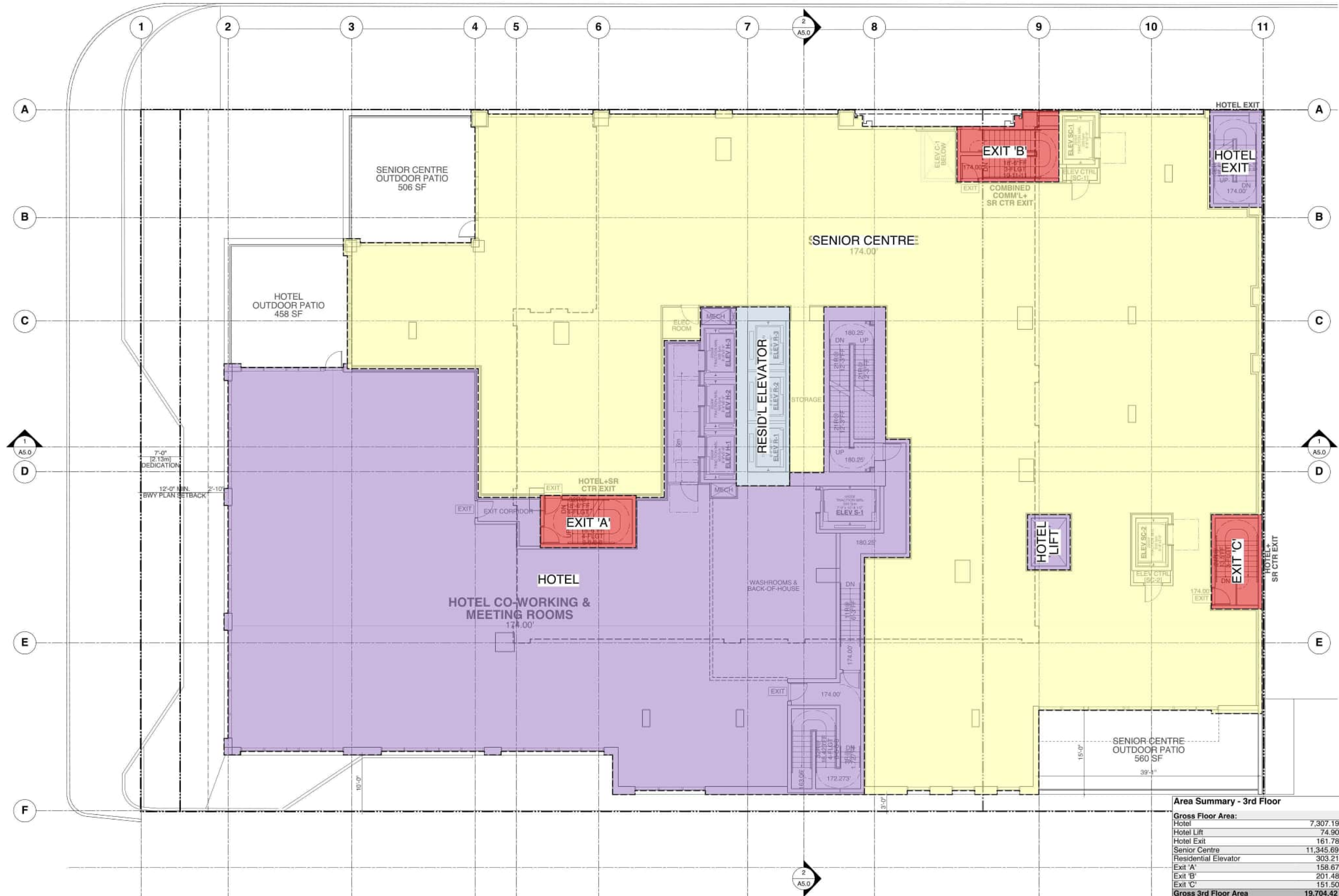
L4.05

Exemptions:	
Parkade Exit 'A'	114.53 sq ft
Parkade Exit 'B'	89.23 sq ft
Senior Centre Garbage & Recycling	263.44 sq ft
Total Exempt Area	467.20 sq ft
Net FSR Area	14,280.04 sq ft
Gross Hotel Commercial Area	10,500.64 sq ft
Gross Hotel Area	644.11 sq ft
Gross Senior Centre	570.53 sq ft
Gross Residential Area	3,031.94 sq ft

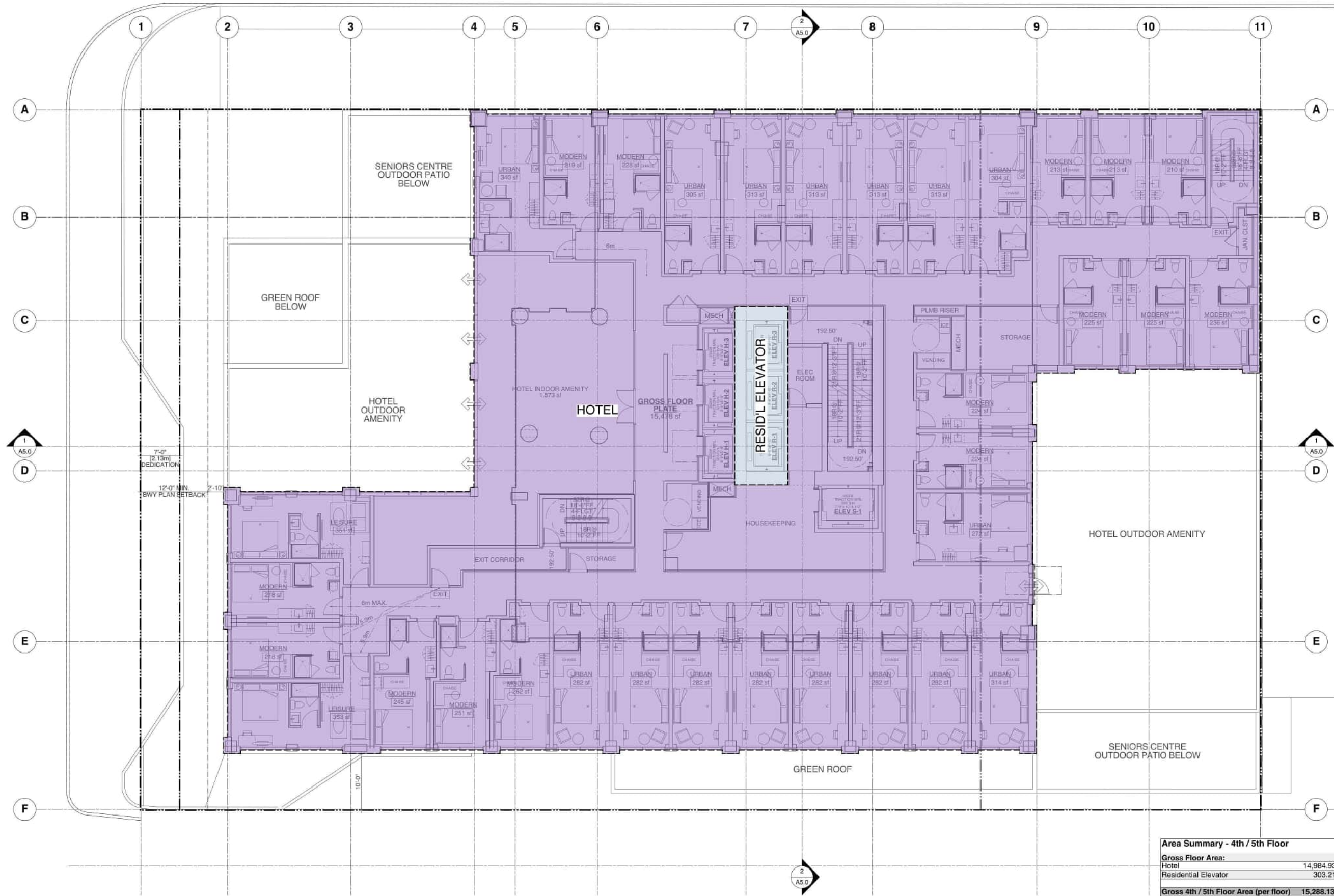


Area Summary - Intermediate Exit Level	
Gross Floor Area:	
Residential Elevator	201.88 sq ft
Residential Exit	98.69 sq ft
Residential Lift	71.70 sq ft
Hotel	932.86 sq ft
Exit	459.62 sq ft
Gross Int. Exit Level Floor Area	1,764.75 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	1,764.75 sq ft
Gross Hotel Commercial Area	459.62 sq ft
Gross Hotel Area	932.86 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	372.27 sq ft



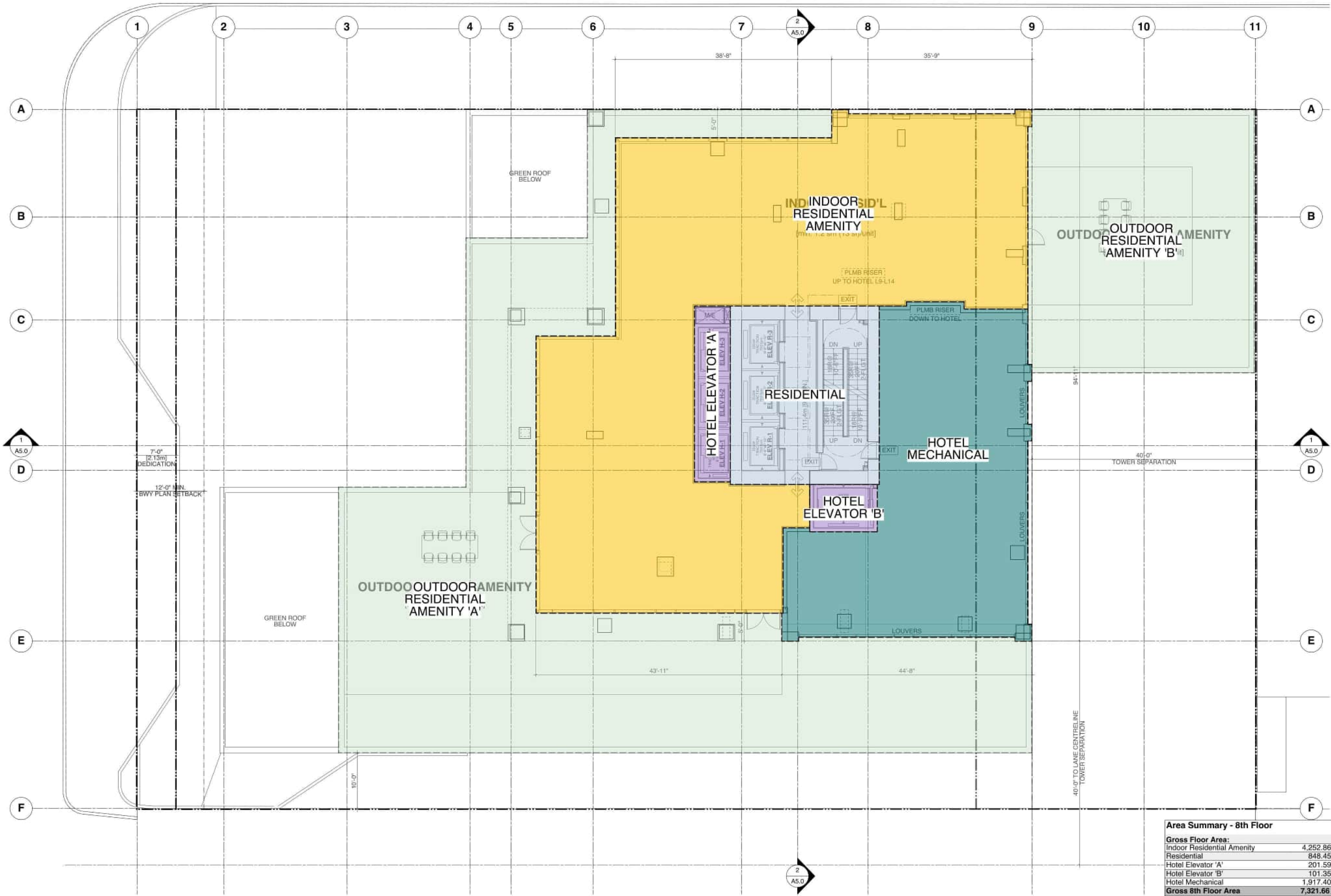


Area Summary - 3rd Floor	
Gross Floor Area:	
Hotel	7,307.19 sq ft
Hotel Lift	74.90 sq ft
Hotel Exit	161.78 sq ft
Senior Centre	11,345.69 sq ft
Residential Elevator	303.21 sq ft
Exit 'A'	158.67 sq ft
Exit 'B'	201.48 sq ft
Exit 'C'	151.50 sq ft
Gross 3rd Floor Area	19,704.42 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	19,704.42 sq ft
Gross Hotel Commercial Area	511.65 sq ft
Gross Hotel Area	7,543.87 sq ft
Gross Senior Centre	11,345.69 sq ft
Gross Residential Area	303.21 sq ft



Area Summary - 4th / 5th Floor	
Gross Floor Area:	
Hotel	14,984.93 sq ft
Residential Elevator	303.21 sq ft
Gross 4th / 5th Floor Area (per floor)	15,288.13 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	15,288.13 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	14,984.93 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	303.21 sq ft

Area Summary - 6th / 7th Floor	
Gross Floor Area:	
Hotel	13,497.24 sq ft
Residential Elevator	303.21 sq ft
Gross 6th / 7th Floor Area (per Floor)	13,800.45 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	13,800.45 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	13,497.24 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	303.21 sq ft



Area Summary - 8th Floor Outdoor Space	
Gross Outdoor Area:	
Outdoor Residential Amenity 'A'	4,803.49 sq ft
Outdoor Residential Amenity 'B'	1,896.58 sq ft
Gross 8th Floor Outdoor Area	6,700.07 sq ft

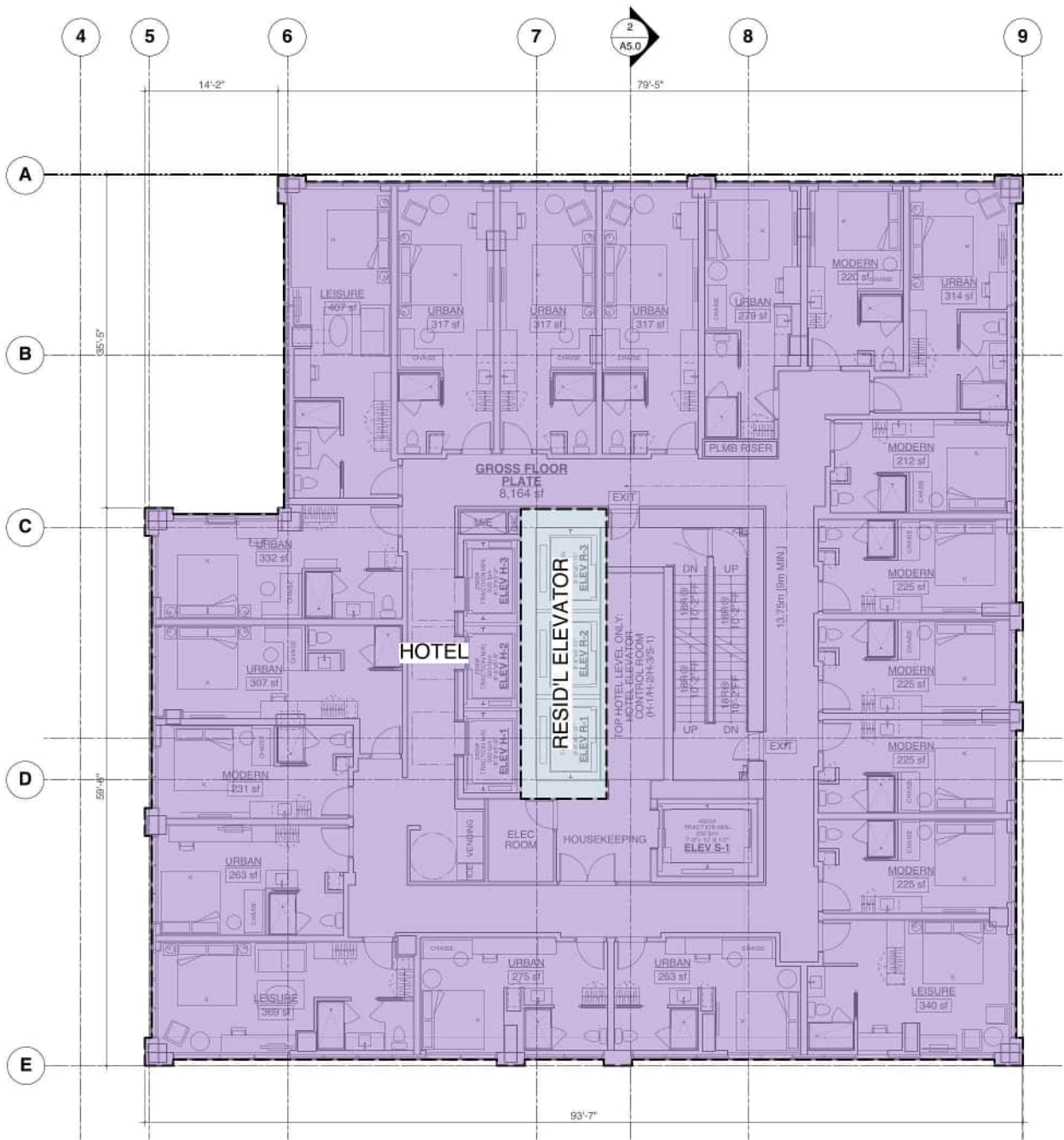
Area Summary - 8th Floor	
Gross Floor Area:	
Indoor Residential Amenity	4,252.86 sq ft
Residential	848.45 sq ft
Hotel Elevator 'A'	201.59 sq ft
Hotel Elevator 'B'	101.35 sq ft
Hotel Mechanical	1,917.40 sq ft
Gross 8th Floor Area	7,321.66 sq ft
Exemptions:	
Indoor Residential Amenity	4,252.86 sq ft
Hotel Mechanical	1,917.40 sq ft
Total Exempt Area	6,170.27 sq ft
Net FSR Area	1,151.39 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	2,220.34 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	5,101.32 sq ft



PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

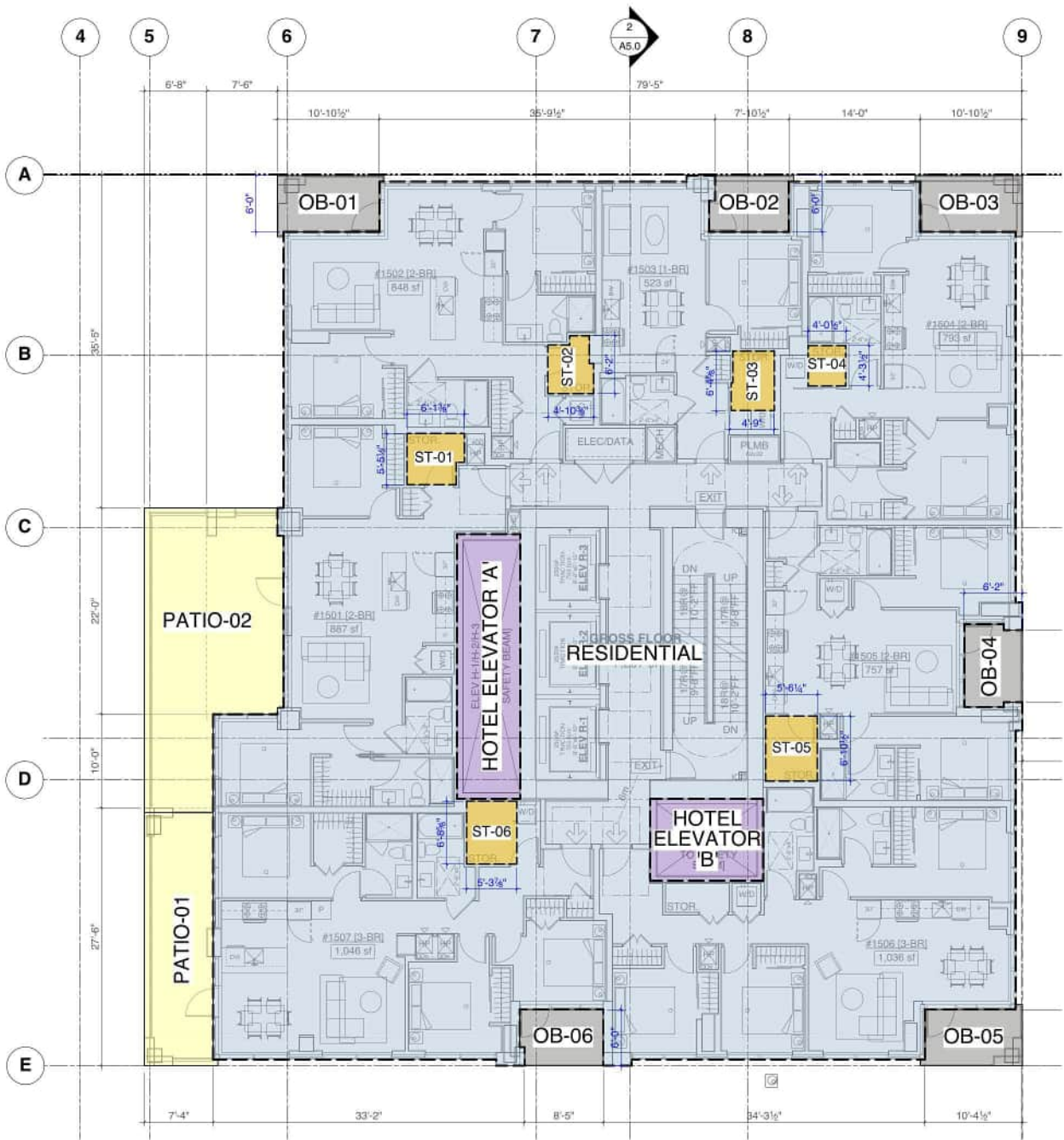
TOWER FLOORS FSR OVERLAY

JOB NO. **18-05**
DRAWN **KT**
DATE **08 APR 2026**
SCALE **1/8" = 1'-0"**
CHECKED **WTL**
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1 9th TO 14th FLOOR [HOTEL] FSR OVERLAY

Area Summary - 9th to 14th Floor	
Gross Floor Area:	
Hotel	7,878.15 sq ft
Residential Elevator	283.40 sq ft
Gross 9th-14th Floor Area (per Floor)	8,161.55 sq ft
Exemptions:	
Total Exempt Area	0.00 sq ft
Net FSR Area	8,161.55 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	7,878.15 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	283.40 sq ft



2 15th FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 15th Floor	
Gross Floor Area:	
Residential	7,001.13 sq ft
Hotel Elevator 'A'	190.69 sq ft
Hotel Elevator 'B'	105.36 sq ft
Gross 15th Floor Area	7,297.18 sq ft
Exemptions:	
Storage ST-01	31.25 sq ft
Storage ST-02	26.35 sq ft
Storage ST-03	28.44 sq ft
Storage ST-04	17.35 sq ft
Storage ST-05	37.98 sq ft
Storage ST-06	35.79 sq ft
Total Exempt Area	177.17 sq ft
Net FSR Area	7,120.01 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	296.05 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	7,001.13 sq ft

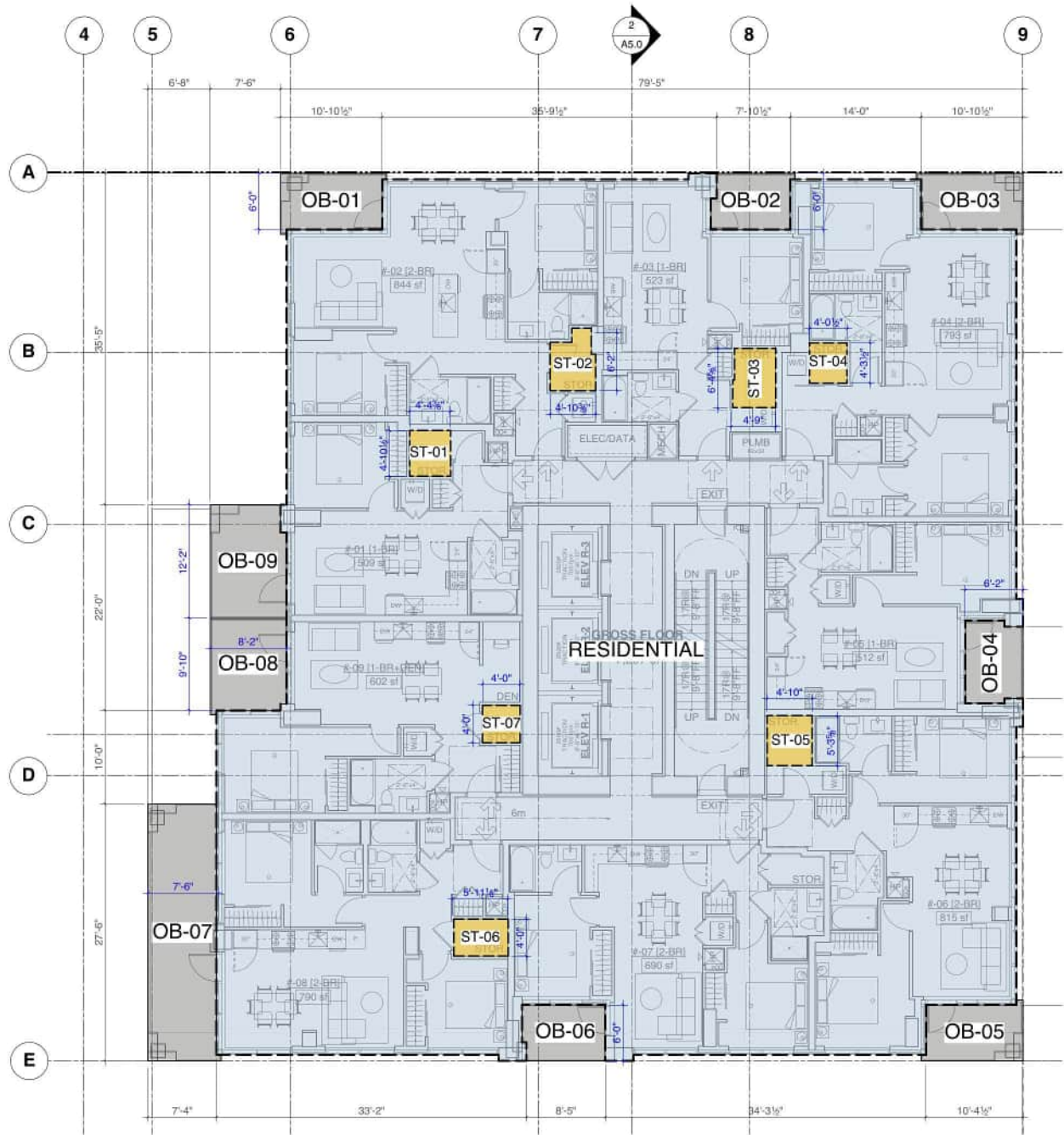
Area Summary - 15th Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01	198.33 sq ft
Patio-02	400.89 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06	52.50 sq ft
Gross 15th Floor Outdoor Area	948.42 sq ft
Gross Patio Area	599.22 sq ft
Gross Outdoor Balcony Area	349.20 sq ft



PROJECT
**1368 - 1398
WEST BROADWAY
@ HEMLOCK ST**

**TOWER FLOORS
FSR OVERLAY**

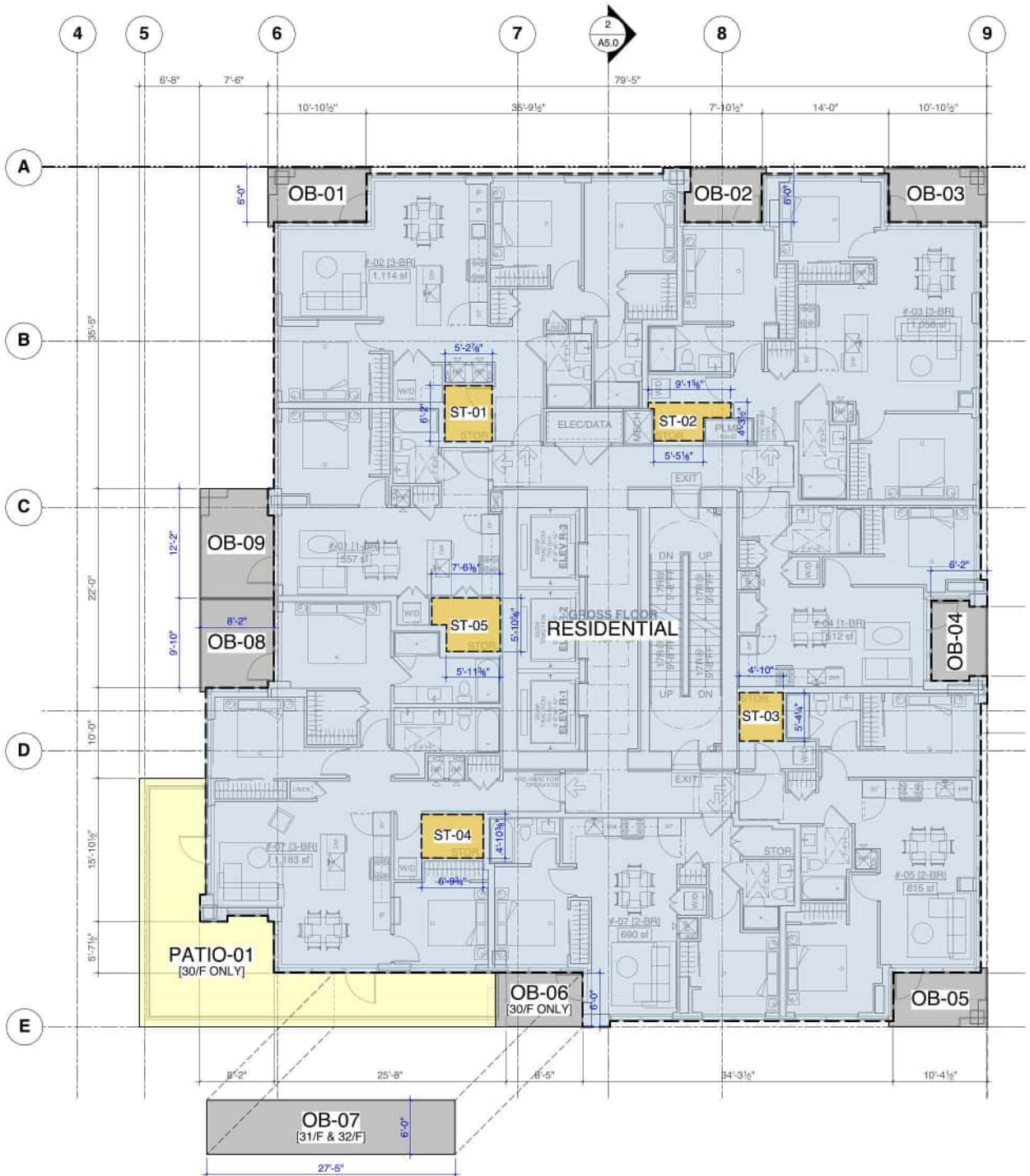
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1 16th TO 31st FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 16th to 31st Floor	
Gross Floor Area:	
Residential	7,297.18 sq ft
Gross 16th to 29th Floor Area (per floor)	7,297.18 sq ft
Exemptions:	
Storage ST-01	21.32 sq ft
Storage ST-02	27.70 sq ft
Storage ST-03	28.44 sq ft
Storage ST-04	17.35 sq ft
Storage ST-05	25.88 sq ft
Storage ST-06	23.08 sq ft
Storage ST-07	16.00 sq ft
Total Exempt Area	159.78 sq ft
Net FSR Area	7,137.41 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	7,297.18 sq ft

Area Summary - 16th to 31st Floor Outdoor Space	
Gross Outdoor Area:	
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06	52.50 sq ft
Open Balcony OB-07	202.00 sq ft
Open Balcony OB-08	80.19 sq ft
Open Balcony OB-09	97.36 sq ft
Gross 16th to 29th Floor Outdoor Area (per floor)	728.75 sq ft
Gross Patio Area	0.00 sq ft
Gross Outdoor Balcony Area	728.75 sq ft



2 32nd TO 35th FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 30th to 32nd Floor	
Gross Floor Area:	
Residential	7,077.11 sq ft
Gross 30th to 32nd Floor Area (per floor)	7,077.11 sq ft
Exemptions:	
Storage ST-01	32.31 sq ft
Storage ST-02	28.97 sq ft
Storage ST-03	25.88 sq ft
Storage ST-04	33.14 sq ft
Storage ST-05	39.71 sq ft
Total Exempt Area	160.00 sq ft
Net FSR Area	6,917.10 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	7,077.11 sq ft

Area Summary - 30th to 32nd Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01 [30/F Only]	436.85 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06 [30/F Only]	57.50 sq ft
Open Balcony OB-07 [31/F & 32/F Only]	164.50 sq ft
Open Balcony OB-08	80.19 sq ft
Open Balcony OB-09	97.36 sq ft
Gross 30th Floor Outdoor Area	968.61 sq ft
Gross 31st & 32nd Floor Outdoor Area (per floor)	638.75 sq ft
Gross Patio Area	- sq ft
Gross Outdoor Balcony Area	- sq ft



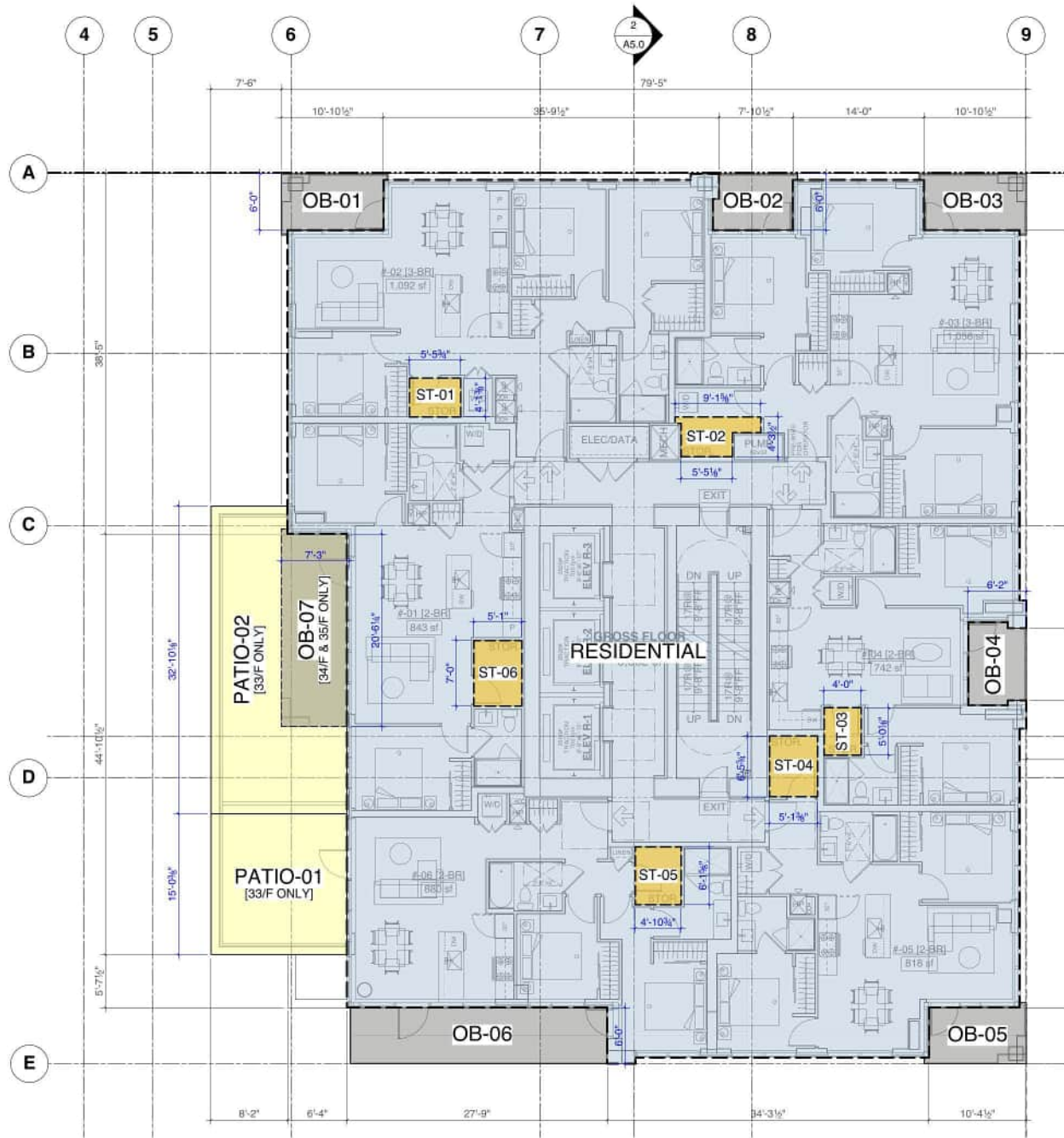
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**TOWER FLOORS
FSR OVERLAY**

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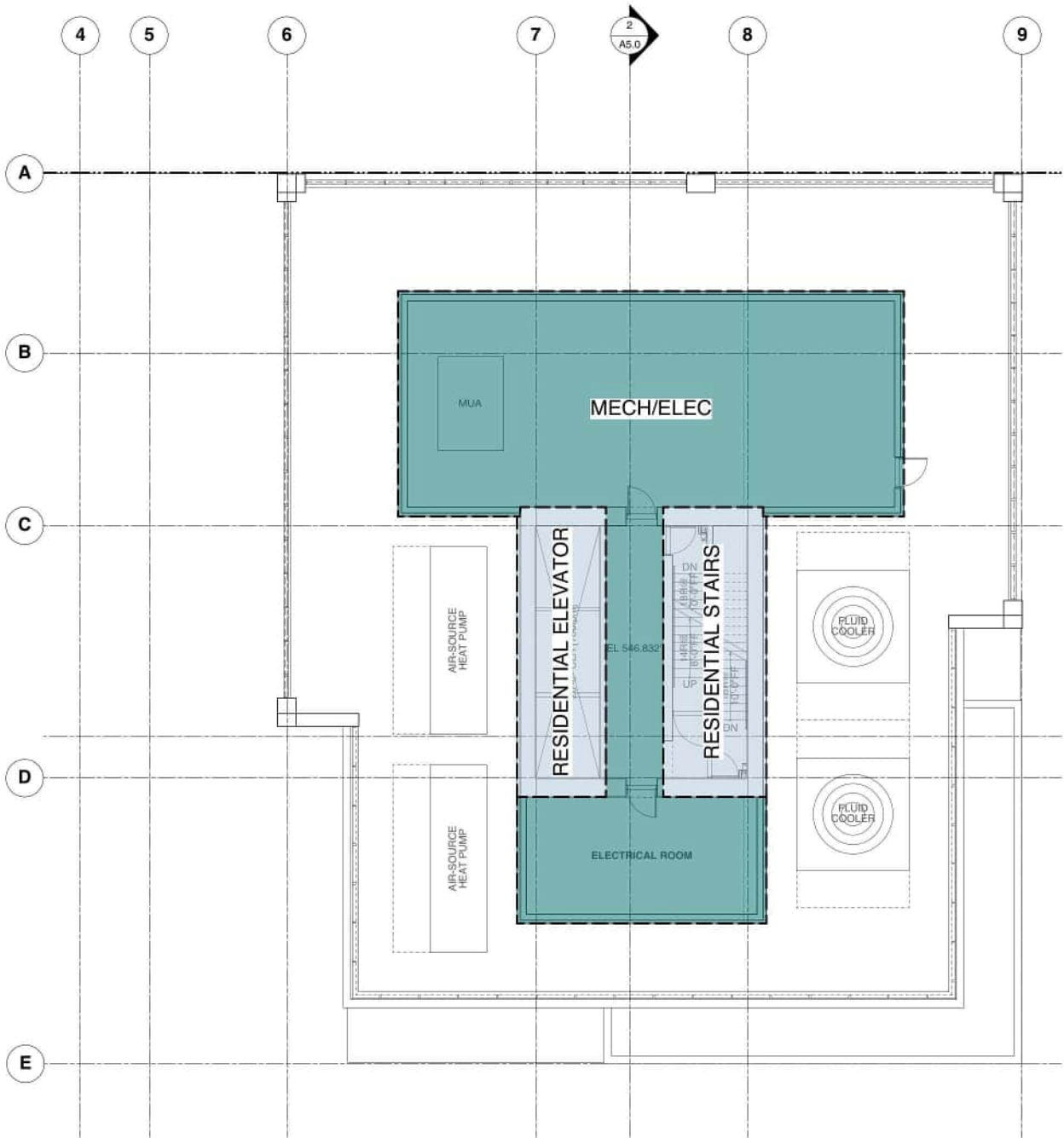
DRAWING NO. :



1 36th TO 38th FLOOR [RESIDENTIAL] FSR OVERLAY

Area Summary - 36th to 38th Floor	
Gross Floor Area:	
Residential	6,561.77 sq ft
Gross 33rd to 35th Floor Area (per floor)	6,561.77 sq ft
Exemptions:	
Storage ST-01	22.53 sq ft
Storage ST-02	28.97 sq ft
Storage ST-03	20.04 sq ft
Storage ST-04	33.01 sq ft
Storage ST-05	30.06 sq ft
Storage ST-06	35.58 sq ft
Total Exempt Area	170.19 sq ft
Net FSR Area	6,391.57 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	6,561.77 sq ft

Area Summary - 36th to 38th Floor Outdoor Space	
Gross Outdoor Area:	
Patio-01 [33/F Only]	217.95 sq ft
Patio-02 [33/F Only]	457.23 sq ft
Open Balcony OB-01	65.92 sq ft
Open Balcony OB-02	49.81 sq ft
Open Balcony OB-03	65.92 sq ft
Open Balcony OB-04	52.14 sq ft
Open Balcony OB-05	62.92 sq ft
Open Balcony OB-06	164.50 sq ft
Open Balcony OB-07 [34/F & 35/F Only]	144.01 sq ft
Gross 33rd Floor Outdoor Area	1,136.39 sq ft
Gross 34th & 35th Floor Outdoor Area (per floor)	605.21 sq ft



2 ROOFTOP MECHANICAL FSR OVERLAY

Area Summary - Rooftop Mechanical	
Gross Floor Area:	
Residential Elevator	293.38 sq ft
Residential Stairs	339.75 sq ft
Mech / Elec	1,815.03 sq ft
Gross Rooftop Mechanical Floor Area	2,448.16 sq ft
Exemptions:	
Mech / Elec	1,815.03 sq ft
Total Exempt Area	1,815.03 sq ft
Net FSR Area	633.13 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	2,448.16 sq ft

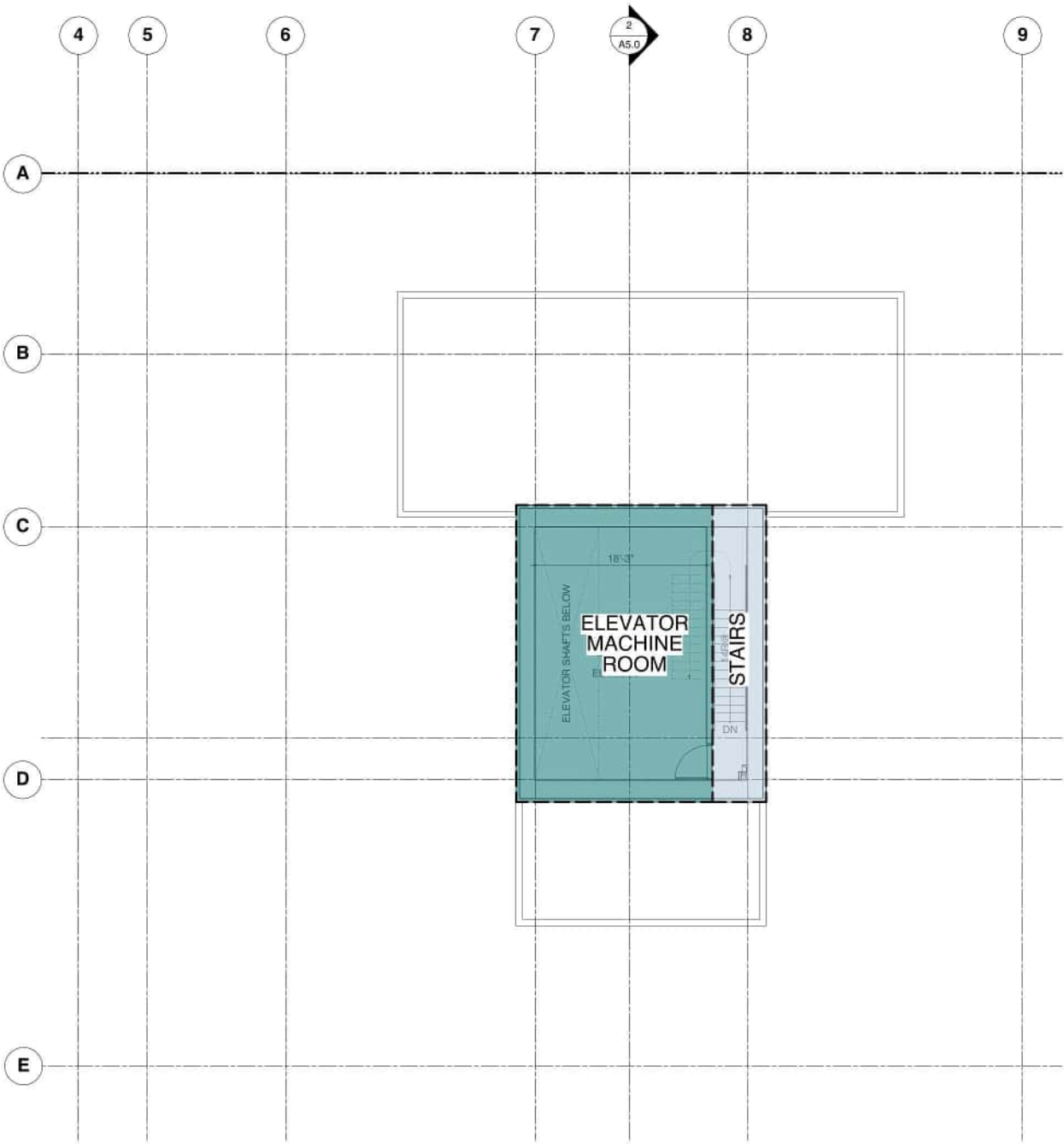


PROJECT

1368 - 1398
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TOWER FLOORS
FSR OVERLAY

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DRAWN	KT
DATE	08 APR 2026
SCALE	1/8" = 1'-0"
CHECKED	WTL
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DRAWING NO. :	



1 ELEVATOR MACHINE ROOM FSR OVERLAY

Area Summary - Elevator Machine Room	
Gross Floor Area:	
Elevator Machine Room	660.62 sq ft
Stairs	178.97 sq ft
Gross Elevator Machine Room Floor Area	
	839.59 sq ft
Exemptions:	
Elevator Machine Room	660.62 sq ft
Total Exempt Area	
	660.62 sq ft
Net FSR Area	
	178.97 sq ft
Gross Hotel Commercial Area	0.00 sq ft
Gross Hotel Area	0.00 sq ft
Gross Senior Centre	0.00 sq ft
Gross Residential Area	839.59 sq ft